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**Please note times of Items 1 and 2**

2 May 2017

To: Chairman – Councillor David Bard  
Vice-Chairman – Councillor Kevin Cuffley  
All Members of the Planning Committee - Councillors John Batchelor,  
Anna Bradnam, Brian Burling, Pippa Corney, Sebastian Kindersley,  
David McCraith, 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, 10 MAY 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.

### **PRESENTATION**

- 1. Pre-application - Northstowe**  
Representatives of the Housing and Communities Agency (HCA) will attend to speak about the Design Code for Phase 2.

### **PROCEDURAL ITEMS**

Item 2 will not start before 10.30am

- 2. Apologies**

To receive apologies for absence from committee members.

### 3. **Declarations of Interest**

#### 1. **Disclosable pecuniary interests (“DPI”)**

A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under consideration at the meeting.

#### 2. **Non-disclosable pecuniary interests**

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

#### 3. **Non-pecuniary interests**

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

### 4. **Minutes of Previous Meetings**

**1 - 10**

To authorise the Chairman to sign the Minutes of the meetings held on 23 March 2017 and 5 April 2017 as correct records.

### **PLANNING APPLICATIONS AND OTHER DECISION ITEMS**

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

### 5. **S/1606/16/OL- Cottenham (Land at Oakington Road)**

**11 - 114**

Outline planning application 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)

### 6. **S/0077/17/FL - Cottenham (2 Denmark Road)**

**115 - 128**

Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of two new dwellings (one with extant planning permission) with a new vehicular access.

### 7. **S/0415/17/OL - Castle Camps (Land off Bartlow Road)**

**129 - 172**

Outline application for the erection of up to 10 dwellings with all matters reserved except access

### 8. **S/3064/16/OL - Hardwick (Land South of St Neots Road)**

**173 - 206**

Outline planning for up to 155 dwellings following demolition of two existing dwellings, landscaping, open space and associated works. All matters reserved except access

<b>9.</b>	<b>S/3391/16/OL - Swavesey (Boxworth End)</b>	<b>207 - 244</b>
	Outline planning for up to 90 dwellings, demolition of farm buildings, landscaping, open space and associated works. All matters reserved except access	
<b>10.</b>	<b>S/2047/16/FL - Caldecote (Land r/o 18-28 Highfields Road)</b>	<b>245 - 304</b>
	Demolition of existing buildings, and erection of residential development to provide up 71no. dwellings including 28no. affordable dwellings, with associated vehicle and pedestrian accesses and open space, and a car park for school/community use.	
<b>11.</b>	<b>S/1017/17/FL - Cambourne (13 Woodpecker Way)</b>	<b>305 - 310</b>
	Garage Door	
<b>12.</b>	<b>S/1523/17/PO - Sawston (former John Faulkner School, land off Hammonds Road)</b>	<b>311 - 332</b>
	Legal Agreement under Section 106 of the Town and Country Planning Act 1990 in respect of affordable housing	

#### **MONITORING REPORTS**

<b>13.</b>	<b>Enforcement Report</b>	<b>333 - 340</b>
<b>14.</b>	<b>Appeals against Planning Decisions and Enforcement Action</b>	<b>341 - 348</b>

#### **OUR LONG-TERM VISION**

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

#### **OUR VALUES**

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

- Working Together
- Integrity
- Dynamism
- Innovation

## **GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL**

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- **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**

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#### **Toilets**

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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**

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#### **Food and Drink**

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

## **EXCLUSION OF PRESS AND PUBLIC**

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

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

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

### **Notes**

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

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# Agenda Item 4

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on  
Thursday, 23 March 2017 at 9.30 a.m.

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

Councillors: John Batchelor Anna Bradnam  
Brian Burling Sebastian Kindersley  
Des O'Brien Deborah Roberts  
Tim Scott Robert Turner  
Nick Wright (substitute)

Officers in attendance for all or part of the meeting:

William Allwood (Team Leader (Planning)), Julie Ayre (Planning Team Leader (East)), Julie Baird (Head of Development Management), Thorfinn Caithness (Principal Planning Officer), James Fisher (S106 Officer), Stephen Reid (Senior Planning Lawyer) and Ian Senior (Democratic Services Officer)

Councillors Henry Batchelor, Lynda Harford, Peter Topping and Tim Wotherspoon were in attendance, by invitation.

### 1. APOLOGIES

Councillors Pippa Corney and David McCraith sent Apologies for Absence. Councillor Nick Wright attended as substitute for Councillor David McCraith.

### 2. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 1 March 2017.

### 4. S/0123/17/FL - OAKINGTON (9 STATION ROAD)

The Committee **approved** the application subject to the Conditions referred to in paragraph 14 (a) and (b) of the report from the Head of Development Management.

### 5. S/3396/16/RM - DUXFORD (8 GREENACRES)

Rosanna Metcalfe (applicant's agent) and Councillor Edward Harris (Duxford Parish Council) addressed the meeting. Rosanna Metcalfe said that the application was Policy compliant and that there were no technical objections. Councillor Harris objected on the basis of the proposal's overbearing nature, access, high density, and the lack of green space and car parking.

Councillor Peter Topping (the local Member for Whittlesford) addressed the meeting on behalf of Councillor Mick Martin (the local Member for Duxford). Councillor Topping said that easy access to Whittlesford railway station was needed in order that the proposal be seen as sustainable. Access to the proposed site needed better design in order to make

that site harmonious with the rest of the village.

For the Chairman, the key issues were the clustering of the affordable housing, access to the public right of way, and car parking.

Following discussion, the Committee **refused** the application, contrary to the recommendation in the report from the Head of Development Management. Members agreed the reasons for refusal as being unacceptable design, and the failure to spread the affordable housing throughout the development, contrary to Policies DP/2 and HG/3 of the South Cambridgeshire Local Development Framework 2007. Members also noted that the northern and western site boundaries were not within the applicant's control and that, the inability to secure a link from the proposal site to the Right of Way rendered the site unsustainable in that there was no easy access to the railway station. Poor design and site layout was another reason for refusal.

#### **6. S/2553/16/OL - LINTON (LAND OFF HORSEHEATH ROAD)**

Members visited the site on 22 April 2017.

Alan Clarkson (objector), Dr Robert Wickham (for the applicant), Councillor Enid Bald (Linton Parish Council) and Councillor Henry Batchelor (a local Member) addressed the meeting. Mr Clarkson objected on the basis of ground levels, overlooking, and surface water drainage. Dr. Wickham highlighted the benefits as being affordable housing, allotments, and contribution to the local economy. He said the applicant was willing to reconsider the layout in order to address overlooking concerns. Councillor Bald said that the proposal would change the character of the village. Her specific concerns related to drainage and archaeology. The landscape buffer proposed was unworkable. Village facilities were already at capacity. Councillor Henry Batchelor objected on the bases of cumulative impact, ground levels and overlooking.

Councillor John Batchelor (the other local Member) concluded that the development was neither viable nor deliverable.

Following further debate, and notwithstanding the absence of any technical objections, the Committee **refused** the application contrary to the recommendation in the report from the Head of Development Management. Members agreed the reasons for refusal as being the likelihood that the proposal would exert a harmful effect on the landscape and visual amenities of the area, contrary to Policies DP/1, DP/2, DP/3 and NE/4 of the South Cambridgeshire Local Development Framework Development Control Policies DPD, 2007 and the adopted Design Guide.

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

The Planning Team Leader (East) highlighted a letter dated 24 February 2017 and 20 additional letters of objection. She read out a letter from Councillor Simon Edwards (a local Member) that had previously been circulated to Committee members. In the letter, Councillor Edwards expressed his opposition to the application because of

- the cumulative effect of additional traffic
- adverse impact on neighbour amenity, and the setting of the Rampton Road Alms Houses
- adverse impact on the Conservation Area and open Parkland in Westwick, together with the Grade 2 listed Westwick Hall
- the impact on highway capacity and safety in the village of Oakington.
- air pollution



- Sustainable transport is limited, because the route to the Guided Bus stop in Oakington cannot be reached safely by bicycle as Oakington Road has no safe cycleway, or path, and is a narrow road carrying fast moving traffic. A Section 106 contribution should be sought to fund a cycle path from Cottenham to Oakington, should the application be approved.

Malcolm Dee (objector), Laurie Lane (applicant's agent), Councillor Frank Morris (Cottenham Parish Council) and Councillors Tim Wotherspoon and Lynda H

Malcolm Dee referred to the impact of increased traffic on the Alms houses, and on the safety of residents. Laurie Lane said that the applicant had listened to previous objections, and taken steps to ensure that there would not be any harm caused to the setting of the Alms houses. He agreed that a requirement to submit a Reserved Matters application within two years would be acceptable. Councillor Morris said that the application would cause significant harm, referring to the site's rejection as part of the Strategic Housing Land Availability Assessment. Concerns included traffic and drainage, as well as harm to the Listed Buildings. Councillor Wotherspoon was concerned about increased traffic, noise, and the implications for air quality. Further concerns related to the size of the roundabout, extent of the signage required, and vibration. Affordable housing must be secured by Section 106 not Condition. Councillor Harford recognised the tensions involved with this application, and the sensitivity needed in balancing the harm and benefit. Councillor Harford made reference to the provision of community transport.

During the ensuing Committee debate, the following points were made:

- Cotenham had a Village Design Statement
- The proposal was out of scale
- The proposed roundabout was over twice the size of the current one
- There would be an adverse impact on heritage assets
- The proposal was unsustainable
- The inability to demonstrate a five-year housing land supply was not the only issue to take into account
- Traffic and highway implications
- Key statutory consultees had not objected

Upon the Chairman's casting vote, there being one abstention, the Committee gave officers **delegated powers to approve** the application subject to

1. A Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing
  - a. Affordable Housing
  - b. Open Space
  - c. Community Facilities
  - d. Waste Receptacles
  - e. Education contribution
  - f. Health contribution
  - g. Transport requirements
  - h. Surface Water Scheme maintenance
  - i. Archaeological Exclusion Zone maintenance
  - j. Landscape and Ecological Management Plan for all areas outside private ownership;
2. The Conditions set out at (a) to (pp) in the report from the Head of Development Management; and

3. An additional Condition requiring that no more than 200 residential dwellings, including 40% affordable, and 70 dwellings with care be built on this site.

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**Councillor Brian Burling left  
the meeting after the  
conclusion of Item 7 and was  
not present for item 8.**

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**8. S/1818/15/OL (APP/W0530/W/16/3151609)- COTTENHAM (LAND OFF RAMPTON ROAD)**

The Planning Team Leader (East) referred Members to the written comments from Councillor Simon Edwards (a local Member), read out during consideration of Application S/1411/16/OL.

Malcolm Dee (objector) and Councillor Frank Morris (Cottenham Parish Council) addressed the meeting. Malcolm Dee referred to the impact of increased traffic on the Alms houses, and on the safety of residents. He expressed surprise that the Heritage Statement had not prompted a revised officer recommendation. He said that alterations to the proposed roundabout were needed to protect the Alms houses. Councillor Morris expressed disappointment in the Committee's decision to give officers delegated powers to approve Application S/1411/16/OL, which could increase harm in the long term.

Following a brief debate, the Committee gave officers **delegated powers to agree** a 'Statement of Common Ground' on the appeal App/W0530/W/16/3151609, which would result in South Cambridgeshire District Council not defending the Highway and Landscaping reason for refusal, and the Appellant submitting to the satisfaction of the Local Planning Authority additional drawings relating to transport, landscaping and a mitigation package.

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**The Meeting ended at 2.25 p.m.**

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## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 5 April 2017 at 9.45 a.m.

PRESENT: Councillor Kevin Cuffley – Chairman

Councillors:	Val Barrett (substitute)	Anna Bradnam
	Brian Burling	Pippa Corney
	Philippa Hart (substitute)	Sebastian Kindersley
	David McCraith	Charles Nightingale (substitute)
	Deborah Roberts	Tim Scott
	Robert Turner	

Officers in attendance for all or part of the meeting:

Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Sarah Stevens (Development Management Project Implementation Officer), Charles Swain (Principal Planning Enforcement Officer), David Thompson (Principal Planning Officer) and Rebecca Ward (Senior Planning Officer)

Councillors Francis Burkitt, Tom Bygott, Sue Ellington and Douglas de Lacey were in attendance, by invitation.

### **1. SAWSTON CAMPUS**

Colin Brown (Howard Group) and Nick Hair (Nicolas Hair Architects) delivered a pre-application presentation on technical issues.

The presentation covered the following topics:

- Background of the applicants
- Site location
- Photographic views
- Ownership
- Proposals
- Current tenants
- Access
- Traffic
- Indicative masterplan
- Landscaping
- Parking
- Engagement
- Next steps

In response to Councillor Kevin Cuffley, Mr. Brown said that he was very conscious of the need to ensure the safety of the new junction from the A1301. Cambridgeshire County Council had originally proposed a roundabout.

In response to Councillor Tim Scott's concern about the removal of trees, an assurance was given that tree and landscaping work would be carried out only after thorough investigatory work.

In response to Councillor Anna Bradnam, it was stated that Sawston Trade Park lay entirely within the 'red line'.

## 2. APOLOGIES

Councillors David Bard, John Batchelor and Des O'Brien sent Apologies for Absence. Councillors Charles Nightingale, Philippa Hart and Val Barrett were their substitutes respectively.

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**In Councillor Bard's absence, Councillor Kevin Cuffley took the Chair. The Committee agreed to Councillor Cuffley's choice of Councillor Brian Burling as Vice-Chairman of the meeting.**

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## 3. DECLARATIONS OF INTEREST

Councillor Tim Scott declared a personal interest in respect of Item 7 (S/3236/16/FL - Coton (Sadler Barn, Land North of Whitwell Way)) because the applicants were family friends. Councillor Scott withdrew from the Chamber for the entirety of this item, took no part in the debate and did not vote.

## 4. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 23 March 2017 would be presented for approval at the meeting on 10 May 2017.

## 5. S/2084/16/FL- GIRTON (HOWES CLOSE SPORTS GROUND, HUNTINGDON RD)

Mike Chanley (objector), Martin Beaver (for the applicant), and Councillors Tom Bygott and Douglas de Lacey (local Members) addressed the meeting. Mr. Chanley highlighted the significant impact the development would have on the amenity of residents living in Thornton Close by virtue of noise and light pollution, and the increase in traffic. He questioned the extent of community use, and argued that no special circumstances had been demonstrated for development in the Green Belt. Mike Chanley made reference to a legal "Topic Note".

The Planning Lawyer suggested a short adjournment as he was not familiar with the legal "Topic Note 47 (Nuisance Private)" presented. Following this, the Planning Lawyer referred Members to the relevant text, advising that it was not a material planning consideration and that any planning decision would not prejudice the rights of affected individuals subject to there being evidence of likely or actual adverse impact, to seek an injunction, at the discretion of a Judge, to prevent implementation of the consent, or damages instead if deemed by the Judge to offer a sufficient remedy.

Mr. Beaver commended what he described as a significant development, decided upon after local consultation, and considering a number of alternative sites. He said that a number of changes had been made to the scheme, and that use constraints had been agreed. A code of conduct had been drawn up.

Councillor de Lacey was concerned about the reality of community use, and its primary beneficiaries. He pointed out that sporting facilities in the Green Belt were only allowed if they preserved that Green Belt and did nothing to conflict with its stated purpose.

Councillor Bygott said that, while progress had been made in addressing noise and light pollution, the proposed 9.30pm close time remained too late.

Members discussed a number of points including the following:

- Whether the proposal breached the National and Local Green Belt policy
- The need for very special circumstances to exist for there to be development in the Green Belt The applicant had made particular efforts to address residents' concerns
- Opening hours of the facility
- Concerns about code of conduct and management of the facility

A proposal to prevent use of the sports ground beyond 8pm was not pursued. It was pointed out that this would dramatically reduce its usefulness.

Having spoken with the applicant's agent, Mr. Beaver agreed that points raised by Members (including the management plan and code of conduct) could be captured by way of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990.

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

1. The prior completion, following consultation with the Planning Committee Chairman and Vice-Chairman, of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the Code of Conduct and Management Plan relating to use of the sports ground;
2. Referral to the Secretary of State in accordance with the Consultation Directive 2009.
3. The Informatives and Conditions set out in the report.

## 6. S/0053/17/OL- SWAVESEY (R/O 130 MIDDLE WATCH)

Colin Start (objector), Councillor Will Wright (Swavesey Parish Council) and Councillor Sue Ellington (local Member) addressed the meeting. Mr. Start objected on the grounds of localised flooding, dominance, and highway safety. With reference to public transport, he said that the Cambridgeshire Guided Bus was invariably full at peak times and, in any event, was at the other end of the village. Councillor Wright said that the site was not in the Local Plan, and that infrastructure was at capacity. Further concerns related to drainage, flood risk, and sustainability in general, including maintenance of the attenuation system. Councillor Ellington's main concerns were capacity at the doctors surgery, and safety of the proposed junction with Middlewatch.

Members made the following points:

- The current application was exactly the same as the one currently at Appeal
- Simply adding classrooms to an old school was ineffective in addressing capacity issues
- People should have access to buses to the centre of the village
- The existing character of Swavesey should be protected
- Drainage issues, and the impact on Over water treatment centre.

Cllr Sebastian Kindersley proposed an amendment that would require the submission of a Reserved Matters application within 12 months of the grant of outline consent, and implementation within 12 months of Reserved Matters approval. Councillor Robert Turner seconded the proposal, which was then voted upon and passed. However, the Planning Lawyer cautioned that the Appeal Inspector could impose longer time periods.

The Committee **refused** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Members considered

1. that the proposed development, outside the village framework represented unsustainable development because of the lack of public transport from the proposed site to the village centre, and the cumulative impact of the additional population growth on the capacity of services and facilities in Swavesey;
2. that the level of trips generated by additional traffic, and the number of primary and secondary school age children occupying the development, would have an adverse impact on the capacity of the road network, schools and the doctor's surgery;
3. that the proposal did not make adequate provision for the mitigation of foul sewage drainage, and therefore failed to meet the definition of sustainable development because of its detrimental social and environmental impact;
4. that the harm resulting from the proposal significantly and demonstrably outweighed the benefits and, as a result, that the proposal was contrary to paragraph 7 of the National Planning Policy Framework, and Policies DP/1 and DP/2 of the South Cambridgeshire Local Development Framework 2007.

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**Councillor Tim Scott left the meeting after Item 6  
(S/0053/17/OL- Swavesey (r/o 130 Middle  
Watch)) and was not present for items 7, 8 or 9.**

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#### **7. S/3236/16/FL - COTON (SADLER BARN, LAND NORTH OF WHITWELL WAY)**

Members visited the site on 4 April 2017.

David Sadler (on behalf of his parents, the applicants) and Councillor Fancis Burkitt addressed the meeting. Mr. Sadler conceded that a genuine error had been made by virtue of the applicants relying on inaccurate advice from a third party. The dwelling stood on the same footprint as before, and presented no harm to the Green Belt. Councillor Burkitt pointed out that Coton Parish Council had no objections to the development. He said that the genuine mistake made should not be interpreted as an attempt to sidestep planning rules.

During the course of questions to the public speakers, and the debate, Members

- Considered the option of a temporary and personal consent
- Noted that the special circumstances were claimed to be that the dwelling was identical to the previous one
- Noted that the property was in the Greenbelt
- Pointed out that the prior approval had been to renovate a barn that no longer existed
- Discussed what special circumstances might exist
- Suggested the removal of permitted development rights

The Planning Lawyer said that citing prior approval alone as a special circumstance would set a precedent. However, it could be argued that acting upon poor advice from a third party might also be a special circumstance, one that would not set a precedent.

The Planning Committee **approved** the application contrary to the recommendation in the

report from the Joint Director for Planning and Economic Development. Members agreed with the officer report that the development would amount to inappropriate development in the Green Belt and other limited harm to the openness and rural character of the area. They considered that, collectively, the justification put forward by the applicant for the proposal amounted to very special circumstances that would clearly outweigh the in-principle harm and other identified harm to the Green Belt in this specific case. In summary, the very special circumstances amounted to the limited harm the scheme would have to the landscape given that prior approval consent had already been granted for the conversion of the original building on the site which was of a similar size and because the structural condition of that building had unforeseeably led to it being demolished. The proposal was therefore considered to be acceptable in accordance with paragraph 88 of the National Planning Policy Framework. Members agreed that appropriate safeguarding Conditions should be attached to the planning consent, including the removal of Permitted Development Rights.

**8. ENFORCEMENT REPORT**

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

**9. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

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

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**The Meeting ended at 3.26 p.m.**

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# Agenda Item 5

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

10 May 2017

**AUTHOR/S:** Joint Director for Planning and Economic Development

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<b>Application Number:</b>	S/1606/16/OL
<b>Parish(es):</b>	Cottenham
<b>Proposal:</b>	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)
<b>Site address:</b>	Land Off Oakington Road
<b>Applicant(s):</b>	Persimmon Homes (East Midlands) Ltd.
<b>Recommendation:</b>	Delegated Approval subject to the completion of a Section 106 agreement.
<b>Key material considerations:</b>	Housing Land Supply Principle of Development Density Housing Mix Affordable Housing Impact on landscape and local character Ecology, trees and hedging Design Considerations Biodiversity Highway Safety and Sustainable Travel Flood Risk Waste Archaeology Neighbour Amenity Contamination Renewable Energy Heritage Assets Impact on services and facilities-Developer Contributions
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	Yes – Advertised 12 July 2016, Advertised Affecting the Setting of a Listed Building 1 March 2017.
<b>Presenting Officer:</b>	Karen Pell-Coggins, Principal Planning Officer
<b>Application brought to Committee because:</b>	The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council
<b>Date by which decision due:</b>	31 July, 2017 (Extension of Time agreed)

## Executive Summary

1. 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.
2. In light of the lack of five-year housing land supply and having regard to recent local appeal decisions, the rural settlement policies are considered to continue to have significant weight in the determination of planning applications adjacent to or within close proximity to village frameworks. This will help ensure that development proposals outside and in close proximity to village frameworks have due regard to the availability of an appropriate level of services, facilities, employment and sustainable transport options.
3. For Rural Centres and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case to be made that conflict with those policies should not be given significant weight, under the circumstances of a lack of five-year housing supply. Subject to other material considerations, this would mean in principle that the Council may grant permission for development in and adjacent to our larger villages. This is in the context of paragraph 14 of the NPPF and the test that permission should be granted unless there would be evidence of significant harm. This is consistent with local appeal decisions in this category of village since the lack of five-year supply.
4. The development would have an impact upon impact upon highway safety, the landscape setting of the village and infrastructure in the village. However, these impacts are considered to be limited and can be successfully mitigated through conditions and a legal agreement subject of any planning consent.
5. The impact upon highway safety can be addressed through a mitigation scheme to include the provision of a new roundabout at the junction of Rampton Road and Oakington Road, the construction of a footway on the northern side of Oakington Road between the site entrance and the existing footway, improvements to the bus stop outside No. 25 Rampton Road to include a bus stop shelter, a contribution of £7,000 towards the maintenance of the new bus stop shelter, a contribution of £6,000 towards a local highway improvement scheme at the junction of Water Lane and Oakington Road in Oakington, a contribution of £140,000 towards City Deal proposals for bus and cycle priority measures in Cambridge for Histon Road between its junctions of Kings Hedges Road and Gilbert Road and a travel plan.
6. The impact upon the landscape setting of the village can be addressed through a strategic landscape buffer along the south western boundary of the site.

7. The impact upon local infrastructure can be addressed through developer contributions towards education, health, community facilities, community transport and open space.
8. The development would have an impact upon listed buildings. Almshouses, adjacent to the new roundabout at the junction of Oakington Road and Rampton Road. However, this is considered to result in less than substantial harm that would be outweighed by the benefits of the proposal as assessed in accordance with paragraph 134 of the NPPF.
9. These limited adverse impacts must be weighed against the benefits of the positive contribution of up to 126 dwellings, including 50 affordable 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; developer contributions towards traffic schemes, education, health, community facilities, sport space, children's play space, libraries, community transport and burial grounds 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.
10. The scale of the development proposed by this application (up to 126 dwellings) 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.
11. 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. On balance, planning permission should therefore be granted.

### **Planning History**

12. *Site*  
None relevant.
13. *Adjacent Sites*  
S/1411/16/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 – Committee Approval 23 March 2017  
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  
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  
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

### **National Guidance**

14. National Planning Policy Framework 2012  
National Planning Practice Guidance

### **Development Plan Policies**

15. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**  
ST/2 Housing Provision  
ST/5 Minor Rural Centres
  
16. **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  
CH/4 Development within the curtilage or Setting of a Listed Building  
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
  
17. **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
  
18. **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**

19. **Cottenham Parish Council** – Strongly recommends refusal of the proposal. Please see Appendix 1 for full comments. The key concerns are as follows: -  
 on the following grounds:
- i) Location of development outside village framework and in the countryside.
  - ii) Scale of development exceeds limit in Minor Rural Centres.
  - iii) Distance of development from services and facilities in village.
  - iv) Increase in traffic and highway safety.
  - v) Flood risk.
  - vi) Impact upon heritage assets.
  - vii) Landscape and visual effects.
  - viii) Loss of agricultural land.
  - ix) Right of way to Rampton Road.
  - x) Cumulative developments in village.
  - xi) Accuracy of submitted documents.
20. **Landscape Design Officer** – Has no objections to the principle of development on the site. Comments that the site is located within the Bedfordshire and Claylands Landscape Character Area but is close to and influenced by the Fenland landscape to the north and east. Considers that the development would extend the urban form into the countryside and would be highly visible as it would be set on relatively high ground with limited existing boundary planting to the northern area of the site. The landscape effects from this development would be medium/minor adverse but that these are possible of mitigation. The existing Poplar and Leylandii trees on the site would offer some screening and filtering from the west and the LVIA offers some mitigation measures to integrate the development into the landscape and offer separation between the site and to the east. However, It would be difficult to extend the Poplar Avenue as suggested or locate the SUDS in areas of root growth. However, these details are indicative only at this stage and can be addressed through conditions and the reserved matters application. The south western, north western and north eastern boundaries would require some tree and native hedge planting. The structural landscape should be located in public or communal land and not private gardens. Space should be found within the site for some significant trees which will link to the

surrounding landscape.

21. **Trees and Landscapes Officer** – Has no objections. Comments that the aboriginal impact assessment report is very cogent. Recommends a condition in relation to an updated aboriginal report and detailed tree protection plan and strategy together with its implementation prior to the commencement of the development and any site preparation and delivery of materials.
22. **Urban Design Officer** – Has no objections. Comments that the density is quite high given the site constraints and edge of village location and the illustrative layout as submitted would not be policy compliant in terms of back-to-back distances, however, this is not being considered as part of this application and is content that the amount of development could be accommodated on the site. The site is not very permeable with a single vehicular access from Oakington Road. There are pedestrian and cycle links but these are marked potential. Although the open space is centrally located, natural surveillance of the space is not as strong as it could be. Whilst an illustrative plan remains unconvincing due to design issues, it is accepted that this is an outline application therefore establishing only the principal. However, this is an application for up to 126 dwellings and further work will be required at the 'reserved matters' stage to prove 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. The officer has further commented that the 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.
23. **Ecology Officer** – Has no objections. Comments that the 20 metre exclusion area from the badger setts within the open space is welcomed. However, details of how this area will be retained and protected are required. The 7 metre margin alongside the north east hedgerow needs to be maintained as a satisfactory corridor for badgers and other wildlife consistent with the requirements under application reference S/1952/15/OL on the adjacent site. The mitigation measures to protect other protected and notable species are welcomed. A reptile survey or mitigation is not required for this site due to the low risk of presence. The trees with bat roost potential and potential flightlines together with areas around badger setts need to remain dark to minimise disturbance. Recommends conditions for an updated badger mitigation strategy, ecological mitigation in line with the submitted report and external lighting.
24. **Conservation Officer** – Has no objections and comments that the development of this site would have a limited impact upon the conservation area and setting of listed buildings. The impact of the roundabout required to mitigate the impact of the development in relation to highway safety would have a neutral impact upon the setting and significance of the adjacent grade II Moretons Charity Almshouses (Nos. 25-41 Rampton Road) listed buildings. The Almshouses bear the dated 1853; they are two storey in two asymmetrical wings either side of a taller two storey crenelated block. The alignment of the façade 'curves' following the line of the road at the time of construction. This doesn't appear to have changed until the later half of the 20<sup>th</sup> century a number of semi-detached homes were constructed around the junction with Rampton/Oakington Road. By 1975 the junction with Oakington Road had been narrowed through the introduction of roughly triangular greens, including outside the Almshouses. Despite this the Almshouses are considered a significant local landmark

of high aesthetic value. 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 could affect the setting of the listed building. 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. Further comments are set out below: -

A) Cottenham Parish Council has commented that the Built Heritage Statement is not compliant with NPPF paragraph 128. Under NPPF paragraph 128, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

The Heritage Statement includes the list description, an assessment of the Almshouses and their setting which is very brief but sufficient, and an assessment of the impact of the works to the roundabout on the listed building, which is again very brief but sufficient (paragraphs 4.08 – 4.10, 4.13 - 4.14, 4.17 – 4.20). Although the author is not named, the Heritage Statement has been prepared by the Carter Jonas, who have the appropriate in-house expertise to carry out the assessment.

The Parish Council write that '*There is no evidence that the English Heritage methodology for assessing "setting and social and economic impact" has been used*'. There is no such methodology, however English Heritage have published recent guidance within Good Practice Advice in Planning Note 3 (GPA3) The Setting of Heritage Assets (March 2015). A 5-step process is set out as a recommendation, continued from 2011 guidance. The steps are essentially 1) identification, 2) assessment of setting, 3) assessment of proposed development, 4) maximising enhancement and reduction of harm, 5) final decision. This is not explicitly referred to but the steps are followed in the brief Heritage Statement, which additionally takes into account Historic England advice on the assessment of heritage value.

The Heritage Statement is adequate, and not contrary to NPPF paragraph 128.

The Parish Council comment that the economic viability of the affected asset has not been assessed, referring to the paragraph 2.12 of SCDC's *SPD Works to or affecting the setting of Listed Buildings (2009)*. The paragraph in question quotes paragraph 2.16 of the PPG15, which was cancelled and replaced in 2010, and is no longer a consideration. PPG15 was replaced by PPS5, which was superseded by the NPPF in

2012. There is no statutory or policy requirement for such an assessment.

## B

Concerns over impact on the fabric of the building relate to the impact of vibration from traffic, and the impact of standing water being splashed against the building.

The impact of water damage is an ongoing concern, and one identified within a Building Survey described by the Parish Council. SCDC has not received a copy of the survey so cannot comment further on its contents. The existing situation is clearly causing harm to the fabric of the building, and measures should be taken to reduce this harm. The proposed works will bring the road closer to part of the building, which may exacerbate an existing problem to part of the façade. There is potential here for a level of less than substantial harm to the Almshouses, however it is considered that there are opportunities for mitigation through conditions or details to be dealt with under Reserved Matters. For example, improving drainage to reduce standing water and/or construction of a low brick wall or appropriate fencing to prevent water reaching the building.

Noting that the Building Survey has not been made available, existing traffic vibration appears to be causing harm to the fabric of the building with stonework falling from the building. The building has an existing roadside location, and the problem is existing; the works will bring the road closer to only part of the building. The potential harm, although recognised, cannot be considered to be greater than less than substantial harm; there is a high bar for substantial harm. There is also potential to provide mitigation, for example through controlling the location of speed bumps. It may further be advisable to condition one or both of the following:

- 1) If the (existing, unseen) Building Survey identifies structural problems within the Almshouses which may be exacerbated by construction traffic, structural monitoring should be required during the construction phase. To include a pre-commencement Methodology, and sensors to remain in situ for the duration of construction.
- 2) Condition an assessment of possible vibration-induced damage in line with BS 7385.

The Parish Council suggest the proposed development may cause the abandonment of the building due to a decrease in quality of life for the inhabitants. It is an unfortunate fact that quality of life cannot be taken into account in assessing harm to the significance of a listed building. While the cessation of the continuous use of the Almshouses for charitable purposes may constitute less than substantial harm to the significance of the building (as this use contributes to its historical and communal value), there is no substantive evidence that this would be a direct result of the development, and it therefore cannot be taken into account in assessing the impact of the development on the significance of the listed building.

There is potential for the proposed works to cause less than substantial harm to the fabric of the building. It is considered that this potential harm can be mitigated or controlled. Any potential harm which cannot be mitigated or controlled should be weighed against the public benefits of the scheme under NPPF paragraph 134.

## C

It should be noted that the Parish Council ascribe the 'village green' between the junction and the Almshouses to the setting which contributes to the significance of the building. This does not take into account the later 20<sup>th</sup> century date of the 'green', see



above. The Built Heritage Statement concludes that the works will not alter the 'roadside junction' character of the setting of the listed building.

The works principally affect the road layout dating to the later 20<sup>th</sup> century, cutting back the 'green' but retaining the footpath. The works will have a neutral impact on the 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. This includes the location of signage and furniture such as bollards. Care should be taken to avoid cluttering the immediate setting and views of the building, which would cause less than substantial harm to setting and significance of the listed building.

In conclusion, the principle of the proposed works is acceptable. Where there is potential for harm to the significance of the listed building (water, vibration, clutter), this is more appropriately controlled or mitigated under Reserved Matters.

25. **Environmental Health Officer** – Has no objections in principle subject to conditions in relation to construction noise/vibration and dust and an artificial lighting scheme.
26. **Contaminated Land Officer** – Comments that the submitted report describes a limited amount of sampling at the site. Further investigation is required through a condition to be attached to any consent.
27. **Drainage Officer** – Has no objections subject to conditions in relation to surface water drainage and foul drainage.
28. **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 126 dwellings, therefore 50 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>1</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.
29. **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.

30. **Local Highways Authority** – Has no objections as amended. The applicant has access rights over the roadway to Rampron Road. The submitted information in the conveyance clause 1 states that “Together with the full right and liberty for the purchasers and successors in title owners and occupiers for the time being of the said land coloured pink on the said plan and all other persons authorised by them in common with the owners and occupiers of other lands adjoining the said road from time to time and at all times hereafter and for all purposes to pass and re-pass with or without horses cattle carts carriages motor cars and other vehicles over and along the said road twenty feet in width coloured brown on the said plan but subject to the liability of the purchasers and the persons deriving title under them to pay a reasonable proportion with the other owners occupiers aforesaid of the expense of keeping the said road in repair”. Requires conditions that the accesses are provided prior to occupation.
31. **Cambridgeshire County Council Transport Assessment Team** – Has no objections as amended subject to a mitigation package secured through conditions or a legal agreement. The applicants have undertaken an assessment of the junction models provided with application S/1411/16/OL. This concludes that any differences in the models are not material and are considered robust. The development and the cumulative impacts of the developments subject of applications S/1411/16/OL and S/2876/16/OL have been modelled along with a second sensitivity test in 2023 that takes account of the committed and proposed developments. With or without the sensitivity test, the improvements to the roundabout proposed would mitigate the impact of the development at the Oakington Road and Rampton Road junction. The mitigation package includes the construction of a footway on the northern side of Oakington Road between the site entrance and the existing footway; the implementation of the roundabout improvements as shown on drawing number 1434/22 prior to the occupation of any dwelling in accordance with programme to be agreed; improvements to the bus stop outside No. 25 Rampton Road to include a bus stop shelter and a contribution of £7,000 to towards the maintenance of a bus stop shelter; a contribution of £6,000 towards a local highway improvement scheme at the junction of Water Lane and Oakington Road in Oakington; a contribution of £134,000 towards City Deal proposals for bus and cycle priority measures in Cambridge for Histon Road between its junctions of Kings Hedges Road and Gilbert Road and a travel plan.
32. **Cambridgeshire County Council Historic Environment Team** – Has no objections to development proceeding subject to a condition to secure a written scheme of investigation. Comments that the proposed development area has been subject of a recent archaeological trench based evaluation and geophysical study. The archaeological evidence in the southern field of five demonstrated settlement remains dating from the Middle Iron Age to the Roman period. The developer needs to either avoid the remains to the north west of trenches 19 and 20 in the southern field through no development and a long term management plan or excavate the remains in advance of construction. A small excavation area would also need to be opened around the contemporary evidence found at trench 2. The remaining fields to the north west had no/low significance archaeology.
33. **Cambridgeshire County Council Flood and Water Team** – Has no objections as amended subject to conditions in relation to a detailed surface water drainage scheme based upon the sustainable drainage principles in the agreed Flood Risk Assessment and Surface Water Drainage Strategy by RSK dated May 2016 and maintenance of

the surface water drainage system.

34. **Environment Agency** – Has no objections in principle subject to conditions in relation to contaminated land and groundwater and pollution control. Also requests informatives with regards to surface water drainage and foul water drainage.
35. **Anglian Water** – Has no objections. Comments that the foul drainage is in the catchment of Cambridge Water Recycling Centre which has available capacity. Requests a condition covering the drainage strategy to ensure no unacceptable risk of flooding downstream. The proposed methods of surface water disposal do not relate to Anglia Water operated assets. Suggests an informative as there are assets owned by Anglian Water within or close to the boundary that may affect the layout of the site.
37. **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.
38. **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.
39. **Cambridgeshire County Council Libraries Team** – Comments that the development and other developments in the area would require contributions of £18,906 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.
40. **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 302 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 £41,420. This sum should be secured through a planning obligation linked to any grant of planning permission.
41. **Cambridgeshire Fire and Rescue Service** – Requires adequate provision for fire hydrants through a condition of any consent.
42. **Huntingdonshire Sustainability Team** – Has no objections and comments that the applicant recognises the relevant policies that influence energy, carbon and water reduction and will be addressed at the reserved matters stage.

43. **Crime Prevention Design Officer** – Has no comments at this stage.
44. **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.
45. **Cottenham Village Design Group** – Have not responded.

### **Representations**

46. 11 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 and highway safety issues for vehicles, pedestrians and cyclists.
  - iii) Encroachment into the countryside and Impact upon rural views and character of the village.
  - iv) Distance from centre of village services and facilities and bus service to city takes a long time.
  - v) Flood risk.
  - vi) Impact upon heritage assets from new roundabout.
  - vii) Neighbour amenity particularly noise and pollution.
  - viii) Status of right of way to Rampton Road.
  - ix) Lack of parking on the site and in village to accommodate new residents.
  - x) Impact upon wildlife.
  - xi) Disturbance to horses on adjacent land during construction.
  - xii) Cumulative impact of other developments in village.
  - xiii) Delivery of affordable housing within 5 years.
  - xiv) Accuracy of reports.

### **Site and Surroundings**

47. The site is located outside the Cottenham village framework and in the countryside. It is situated to the west of the village and comprises a number of arable and pastoral fields that measure approximately 4.6 hectares in area. A row of Poplar trees run along part of the southern boundary and a row of Leylandii trees run along the northern boundary of the site. Sporadic landscaping forms part of the southern boundary and western boundary. A hedge runs east to west across the site and along part of the northern boundary. Residential development is situated along Rampton Road to the north and Oakington Road to the east of the site. Open agricultural land lies to the south and west. The site lies within flood zone 1 (low risk).

### **Proposal**

48. The proposal as amended seeks outline planning permission for a residential development of up to 126 residential dwellings. Access forms part of the application with all other matters reserved for later approval.
49. There would be one main access point to the site from Oakington Road with an emergency access from Rampton Road. The development would include 40% affordable housing (50 dwellings), public open space and children's playspace, surface water flood mitigation and attenuation and structural planting and landscaping.

## **Planning Assessment**

50. 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**

51. 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 126 dwellings would be of a scale not normally allowed in such locations and therefore under normal circumstances would be considered unacceptable in principle. Considerable weight can be attached to this policy given that it performs a material planning objective. However, this needs to be considered in the context of the lack of housing land supply.
52. Cottenham is identified as a Rural Centre under Policy S/8 of the emerging Local Plan where there is a 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 126 dwellings would not normally be allowed in such locations as it is outside the development framework 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**

53. 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.
54. 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.
55. 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.

56. 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, S8, 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.
57. 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).
58. Whilst paragraph 2 of Policy ST/5 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/5 also forms part of a suite of policies, which operate to direct new development to settlements which have an appropriate level of services to meet the requirements of new residents. As such, it is considered that ST/5 which reflects the relatively limited level of services at 'Minor Rural Centres' 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.
59. 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.
60. 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.
61. 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.

62. 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.
63. 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**

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

#### ***Economic Aspects***

65. The provision of up to 126 new dwellings 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 in the short term.

#### ***Social Aspects***

##### *Provision of Housing*

66. The development would provide a significant benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of up to 126 dwellings. This would include 50 affordable dwellings.

##### *Housing Delivery*

67. The applicant is a housebuilder and there will not be a need to market the site. The submission of a reserved matters application can be prepared immediately following the grant of any permission. There is no significant contamination on the site and the development would not require the provision of any significant infrastructure that may delay delivery. It is estimated that from the date of approval, it would be 1.5 years to construction of the first dwelling with a build rate of 56 units per annum and 3.9 year to completion. The scheme is therefore realistically deliverable within 5 years.
68. Given the above and 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.

##### *Scale of Development, Cumulative Impact and Services*

69. This proposal for up to 126 dwellings and along with the proposals under planning

application references S/1952/15/OL for 50 dwellings, S/1411/16/OL for 200 dwellings and 70 apartments with care, and S/2876/16/ OL in the short term 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.

70. 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.
71. Whilst it is acknowledged that the most preferable location for development in first on the edge of the city of Cambridge and secondly in Rural Centres, it is difficult to state that Cottenham is not a sustainable location for increased housing development. The status of the village is due to be upgraded and the emerging Local Plan and the Services and Facilities Study 2013 identifies a wide range of services and facilities in the village that include a secondary school, primary school, children's nurseries, two doctors surgeries, dentist, a large food store, post office, butchers, bakers, pharmacy, village store, newsagents, hairdressers, four public houses, a village hall, sports pavilion and library. There is also a bus service to and from Cambridge every 20 minutes Mondays to Saturdays until 1900 hours and hourly thereafter, and every 30 minutes on Sundays until 1800 hours. There is also a bus service to and from Ely Mondays to Saturdays with approximately 6 buses throughout the day.
72. 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 1250 metres from the High Street. However, the primary school and village hall are located closer on Lambs Lane at a distance of 600 metres and the secondary school is located on The Green at a distance of 950 metres. The nearest bus stop is on Rampton Road close to the junction with Oakington Road at a distance of 600 metres.
73. 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*

74. The overall site measures approximately 4.6 hectares in area. The net developable site area measures 3.9 hectares. The erection of up to 126 dwellings would equate to a maximum density of 32 dwellings per hectare across the whole of the site. This density would not 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. However, it is considered acceptable given the sensitive location of the site on the edge of the village.



### *Affordable Housing*

75. 50 of the 126 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 could be agreed at the reserved matters stage in agreement with the Council's Affordable Housing Officer. The tenure mix would 35 dwellings affordable rented (70%) and 15 shared ownership (30%) which is in accordance with the Council's policy. Given that the proposal is considered a 5 year supply site, the first 8 dwellings would be available to those that have a local connection with the remainder being split 50% to those with a local connection and 50% to those district wide.

### *Market Housing Mix*

76. 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*

77. 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.
78. 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*

79. 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.
80. 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.

81. 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.
82. Cottenham Parish Council has said that in order to meet the needs of future residents, 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 £130,000 in accordance with the policy.
83. 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 £60,000 with the difference (£70,000) being added to offsite indoor community space.
84. 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.
85. Based on a likely housing mix the development would be required to provide circa 1000 m<sup>2</sup> of formal play space (i.e. an area sufficient to contain 2 LEAPs and 1000 m<sup>2</sup> of informal play space).
86. 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.
87. The applicant is proposing providing a LEAP which would go a small way in order to mitigate the impact of the development. In addition to the LEAP, 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 £70,000.
88. 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.
89. 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.
90. The informal open space requirement (and informal play space requirement) will be satisfied through the provision of a publically accessible green space proposed being located within the development and secured via a s106 agreement.
91. It is the Local Planning Authority's preference that the public open space is offered to Cottenham Parish Council for adoption

## Community Facilities

92. 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.
93. 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.
94. Off-site contributions are required towards community facilities to comply with Policy DP/4 of the LDF.
95. Cottenham Parish Council has said that in order to meet the needs of future residents a multipurpose community centre needs to be constructed.
96. 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.
97. 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.
98. 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 £60,000 being payable.

## Community Transport

99. 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.

100. 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.
101. 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 £84,000.42 (126 dwellings x £666.67).
102. 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

103. 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.
104. 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.
105. 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 total contribution required is therefore calculated at £26,460 (126 x £210 per dwelling).

106. 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

107. 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 £73.50 per dwelling and £150 per flat.

#### Monitoring

108. To ensure the provision and usage of on-site infrastructure, a monitoring fee of £2,000 is required.

#### Education

109. The development is expected to generate a net increase of 38 early year's children, of which 20 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 £194,400 towards early years provision is required.
110. The development is expected to generate a net increase of 45 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.
111. 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.
112. 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.
113. 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.

114. 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).
115. 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.
116. 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 £486,000 towards primary provision is required.
117. The development is expected to generate a net increase of 32 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.

#### Libraries and Life Long Learning

118. The proposed increase in population from this development (126 dwellings x 2.5 average household size = 315 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 £18,906 (£60.02 per head x 315 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

119. 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

120. NHS England considers there is insufficient GP capacity in the two surgeries in the village to support the development. The development could generate approximately 302 residents (126 dwellings x average household size of 2.4) 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 £41,420 (additional floor space of 40 square metres x £2,000 per square metre).

#### Summary

121. 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*

122. The site comprises five small arable and pastoral fields that mark the transition between the open landscape and village edge. The land is relatively flat. There is a row of Poplar trees along the south western edge of the site that provide a feature at the entrance to the village from Oakington. A row of leylandii is situated beyond on the north eastern edge of the site. Existing development lies to the north along with a proposed development.
123. The site is situated within The Bedfordshire and Cambridgeshire National Landscape Character Area but is close to and influenced by the Fens Landscape Character Area to the north and east.
124. The local landscape is of regular, medium to large sized arable fields separated by ditches with some native hedgerows and shelterbelt planting.
125. The existing Poplar trees and leylandii at the entrance to the site would provide some degree of screening and filtering of the development from the west. The development would extend the urban form into the countryside and would be highly visible as it will be set on relatively high ground with limited existing planting on the northern part of the site. This would result in some medium/minor adverse landscape impacts.
126. The Landscape and Visual Impact Assessment provides some mitigation measures such as extension of planting along the south western boundary and planting on the other boundaries to integrate the development into the landscape. These measures would ensure that the proposal would not result in significant visual harm that would adversely affect the landscape 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. One main vehicular access point would be provided to the site from Oakington Road. In addition, an emergency vehicular access would be provided from Rampton Road. These accesses would incorporate footways to allow pedestrian access. A new footway would be provided along Oakington Road to link with the existing footway. Potential pedestrian and cycle links are also shown to the adjacent development sites.
129. The indicative layout plan shows a single linear spine road that runs centrally through the site following its shape. A landscaped area would be provided at the entrance to the site from Oakington Road and the first dwellings would be provided at the point where the road turns northwards. A number of areas would have a shared surface that would lead to small groups of dwellings with private shared driveways.
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 and a half 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. Buildings would provide defined

frontages, turn corners and provide surveillance along key routes and open space. The density would be lower on the edges of the site adjacent to open countryside.

131. A large area of open space would be provided centrally on the site (0.71 hectares). This would incorporate a Local Equipped Area of Play (LEAP) and informal open space.
132. Whilst the comments of the Urban Design Officer in relation to the density of the development are acknowledged, it is considered that the scale of development proposed could be accommodated on the site. The overall density is 32 dwellings per hectare. Notwithstanding the above, the application is currently at outline stage only for up to 126 dwellings and any reserved matters application would need to demonstrate that the scheme is not out of keeping with the character and appearance of the area and would comply with Policy DP/2 of the LDF.

### **Trees/ Landscaping**

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. The Poplar trees on the south western boundary that provide an important feature at the edge of the village and the Leylandii trees at the entrance to the site would be retained and protected along with the apple and plum trees along the north eastern boundary and apple and plum trees that run across the site. The trees at the western corner of the site and within the gardens of existing dwellings would also be protected.
134. The landscaping along the south western boundary would be extended to the edge of the site. This would have a width of 12 metres and provide a substantial landscape buffer on the edge of the site adjacent to the open landscape. New landscape planting would also be provided along the other boundaries and within the site. The landscaping details would be a condition of any consent along with an updated tree survey and protection strategy. 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 an agricultural landscape. Habitats include dilapidated buildings, grassland, tree lines, hedgerows, scrub and dry ditches. Overall, the site is considered to be of low to moderate ecological value with potential for foraging and commuting bats, widespread reptiles, common and ground-nesting birds and hedgehogs. A large (likely main) Badger sett was also found within a wide hedgerow towards the centre of the site.
136. A large badger sett was found in the wide hedgerow that runs across the site. There was approximately 19 active holes spread over a distance of 20 metres. Badger hairs were found around a number of the holes along with a latrine and some bedding being dried outside three holes. It is therefore considered to be an active main sett. Another smaller annexe sett was found within the same hedgerow with a track between the setts. The grassland and scrub habitats throughout the site were considered suitable for foraging and commuting badgers and tracks were seen going through the site both to the northeast and southwest of the sett. Given the size of the sett, a further survey was necessary to assess the extent that badgers use the surrounding habitats and how it interacts with other setts in the area to ensure that the development of the site would not have an unacceptable impact upon the viability of the sett.



137. The detailed badger survey included a walkover survey and baitmarking survey of the site. Four setts were found- one main sett, one annexe sett and two outlier setts. A wide variety of badger field signs were found during the walkover survey to include latrines and tracks. The bait marking survey with use of soft blocking and camera traps revealed significantly reduced activity at all setts present. It was concluded that badgers use the setts sporadically throughout the year.
138. The development would provide a 20 metre exclusion area around the badger setts. This is welcomed but further details need to be provided to demonstrate how this area would be retained and protected including long term management measures to minimise disturbance. Details of the badger vegetation corridors and the tunnel below the road are also required. The badger mitigation scheme needs to be informed by up-to-date badger surveys submitted prior to the commencement of development that would be a condition of any consent.
139. The dilapidated buildings on the site to be removed did not provide any potential roosting opportunities for bats. Two trees within the Poplar line along the south western boundary had low potential for bat roosts. These trees would be retained within the development. The Poplar trees and wide hedgerow across the site had low quality foraging opportunities and commuting routes. These habitats would be retained within the development. Any lighting on the site would have a low risk of impact to bat roost or foraging and commuting routes.
140. The tall grassland habitat on the site was not considered to provide any significant potential for reptiles. However, the small tussocky grassland and scrub provided some potential foraging and shelter. There is a record of grass snake within 2km of the site so there may be potential for this to be present on the site.
141. A number of birds were recorded on the site. The tree line, hedgerows, fruit trees and areas of dense scrub were all considered to provide potential nesting opportunities for common bird species. The tree lines and the majority of the hedgerows will be retained and the loss of the remaining habitats is unlikely to have a significant impact upon the local population. The grassland may provide potential for ground nesting birds if it is low in height along with the disused arable areas. However, the potential is unlikely to result in a significant risk.
142. The hedgerow, shrubs and dense scrub were considered to provide potential shelter and foraging habitat for hedgehogs, and the grassland habitats would provide additional foraging habitat. The majority of the hedgerow and shrubs will be retained and therefore the proposed development is unlikely to significantly impact the local population.
143. The grassland areas were considered to provide some low quality potential habitat for foraging and sheltering brown hares. Given the extent of similar habitat in the surroundings and the low quality of the habitat on site, the proposed development was considered unlikely to significantly impact any local population.
144. No water bodies are present on the site that may provide a habitat for great crested newts.
145. Given the above, the proposal would not result in the loss of any important habitats for protected species. Conditions in addition to the above badger requirements would also need to be attached to any consent to secure ecological mitigation for other species in line with the recommendations in the report, external lighting design for bats and ecological enhancements.

## Heritage Assets

146. 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.
147. 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.
148. Whilst the works are required to the roundabout adjacent to the Almshouses, do have an impact on the listed building in relation to water and noise and this has been considered taking into account the cumulative impact of the developments which have already had the benefit of planning permission and are live, it is considered to be less than substantial harm. The acidic water can be mitigate by the regular maintenance of the gullies, and should flooding occur on very rare occasions, the frequency would not result in significant harm to the listed building. It would occur on so few occasions it would be considered as deminimus. In relation to the issue of noise, the level of activity associated with the improvement to the roundabout raise the possibility of damage to the listed building through vibration. It is difficult to prove, due to the level of traffic anticipated and when there is already an impact on the buildings by the proximity of the existing road and traffic that cause noise and disturbance. The alterations in the design are not significant enough to exacerbate the issue to a level where significant harm could be considered. This limited less than substantial 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.
149. The proposal is not considered to damage the setting of these listed buildings. However, works required to the roundabout adjacent to the Almshouses, these have been agreed on the earlier application S/1411/16 and are considered to result in less than substantial harm when considering the cumulative impact of the listed buildings given that it is already significantly impacted by the proximity of the road and traffic that cause noise and disturbance and the additional traffic from this development is not significant in this context. This limited harm is not 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. The proposal would therefore comply with Policy CH/4 of the LDF.
150. In response to Cottenham Parish Council concerns regarding: A – Lack of adequate assessment – The Heritage Statement as submitted includes the list description, an assessment of the Almshouses and their setting and an assessment of the impact of the works to the roundabout on the listed building. It is sufficient to understand the potential impact of the proposal on their significance. English Heritage have a Good Practice Advice in Planning Note 3 which sets out guidance for the essential steps to completing an assessment but not a methodology. The Good Practice Guide has been followed. B – Concerns of Impact on the fabric – which relate to the vibration from traffic, and the impact of standing water being splashed against the building. The impact of water is an on-going concern but the level of harm is considered to be less than substantial and could be mitigated through a condition. C. Impact on the

setting of the listed building- the works principally affect the road layout dating to the later 20<sup>th</sup> century cutting back the 'green' but retaining the footpath. The works will have a neutral impact on the significance of the listed building.

151. An geophysical survey and archaeological trial trench evaluation carried out at the site has revealed the presence of Middle Iron Age to Roman period remains in the southern field. This site along with other comparable cropmarked sites of similar morphology and date, lie in between the prehistoric and Roman settlement areas at Northstowe (Longstanton) and the Bullocks Haste (Cottenham) sites in the Cottenham fen area to the south of the West Water or Great Ouse through which Car Dyke Roman canal passes to join its link point with the river. The settlement can be viewed as one of the many supply farms for the Roman towns in the area trading in home produced pots and other commodities. A condition would be attached to any consent to secure a programme of investigation for the southern field to ensure the remains are protected. The proposal would therefore accord with Policy CH/2 of the LDF.

### **Highway Safety and Sustainable Travel**

152. Oakington Road is a busy road fairly straight through road with a speed limit of 60 miles per hour. Rampton Road is a busy, fairly straight through road with a speed limit of 30 miles per hour.
153. The development would significantly increase traffic along Oakington 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.
154. The application proposes to introduce the main access on to Oakington Road. The design of this junction is acceptable and accords with Local Highway Authority standards.
155. An emergency vehicular access and pedestrian and cycle access would also be introduced between No. 83 and 85 Rampton Road. The design of this junction is also agreed.
156. 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 satisfactory.
157. Further offsite mitigation required within the village as conditions to be attached to any consent to include the construction of a footway on the northern side of Oakington Road between the site entrance and the existing footway; the implementation of the roundabout improvements as shown on drawing number 1434/22 prior to the occupation of any dwelling in accordance with programme to be agreed; and improvements to the bus stop outside No. 25 Rampton Road to include a shelter.
158. The development also requires a Section 106 agreement to secure a contribution of £7,000 to the Parish Council towards the maintenance of the bus stop outside 25 Rampton Road; 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; and a contribution of £140,000 towards City Deal proposals for bus and cycle priority measures in Cambridge for Histon Road between its junctions of Kings Hedges Road and Gilbert Road.

159. Potential pedestrian and cycle links are shown to the south east and north west to link to the adjacent developments subject of planning applications S/1411/16/OL and S/1952/15/OL . This would ensure permeability throughout the development.
160. 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.
161. 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.
162. The submission of a Traffic Management Plan would be subject to a condition of any consent to control the route of construction vehicles.

### **Flood Risk**

163. The site is situated within Flood Zone 1 (low risk) as identified by the Environment Agency. The proposed development is classed a more vulnerable in the NPPF. A more vulnerable development in Flood Zone 1 is considered appropriate.
164. There are no watercourses within or on the boundaries of the site. The main river is Cottenham Lode that is situated a distance of 1.25km away. The site is therefore at low risk of fluvial flooding.
165. However, the site may be at risk of surface water flooding from pluvial sources. These sources of flooding can however be mitigated to a low and acceptable level through the adoption of a surface water management strategy.
166. The strategy should consider sustainable urban drainage schemes first in accordance with the drainage hierarchy.
167. 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.
168. The proposed SUDS for the site would be a combination of an infiltration basin, modular storage (below ground soakaway), filter drains and permeable paving. The private drives and access roads drain into filter drains strategically placed along the roadsides which discharge into the infiltration basin located to the south west of the site adjacent to the site access. They would need 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. 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**

169. While the existing residents along Oakington Road and Rampton Road would

experience an increase in noise and disturbance from vehicular and pedestrian 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 and level of use of the proposed emergency access.

170. 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.
171. 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.
172. The proposal is not considered to result in a significant increase in air pollution.

### **Other Matters**

173. 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.
174. There is available capacity to cope with wastewater treatment and a condition would be attached to any consent to ensure an appropriate method of foul water drainage.
175. The site is located on grade 1 (excellent) agricultural land. The development would result in the permanent loss of this agricultural land contrary to policy NE/17 and paragraph 112 of the NPPF. 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.
176. Legal documents have been provided that show the owners and future owners of the land have a right of way over the access between Nos. 83 and 85 Rampton Road.
177. The cumulative impacts of the other proposed developments in the village have been considered in relation to all material planning considerations.
178. The impact of construction noise upon horses on the adjacent paddock would be temporary in nature and controlled by condition.

### **Conclusion**

179. In considering this application, adopted development plan policies Impact 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.
180. 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.

181. This potential limited adverse impacts must be weighed against the following benefits of the development:
- i) The provision of up to 126 dwellings 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 50 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.
182. 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**

183. 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 CSA/2502/106 Revision C (location plan only), 10-01 and 1434/22.

(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 on drawing number CSA/2502/106 Revision C is specifically excluded from this consent.

(Reason - The application is in outline only.)

f) The development shall not be occupied until a full Travel Plan 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 badger mitigation strategy has been submitted to and agreed in writing by the Local Planning Authority. This shall include:

i) up-to-date details of the status of badger setts;

ii) details showing the layout of protective fencing for the 20m exclusion zone;

iii) a method statement for avoidance and mitigation measures;

iv) details of measures to deter badgers from entering/burrowing into adjacent rear gardens; and

v) a schedule of habitat management to benefit the species.

Works shall proceed in strict accordance with the agreed plan.

(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) All works must proceed in strict accordance with the recommendations detailed in Section 5.2 – Section 5.3 of the *Phase 1 Ecological Assessment report* (Adonis Ecology, August 2016). This shall include avoidance and mitigation measures for protection of features of ecological interest, nesting birds and bats.

(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.)



o) 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.)

p) No development shall commence until a scheme for ecological enhancement including native planting, creation of ecologically valuable wetland habitats, wildlife corridors, invertebrate habitat and in-built features for nesting birds and roosting bats has been provided to and agreed by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

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

q) 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.)

r) 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) and Surface Water Drainage Strategy prepared by RSK (ref: 890083-R1(03)- FRA) dated May 2016 and shall also include: -

i) Full calculations detailing the existing surface water runoff rates for the Q<sub>BAR</sub>, 3.3 % Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events.

ii) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP 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.

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.)

s) 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.)

t) 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.)

u) 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.)

v) 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.)

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

(Reason – To 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) 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.)

y) 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.

z) 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.)

aa) Before the development / use hereby permitted is commenced, an assessment of the noise impact of plant and or equipment including any renewable energy provision sources such as any air source heat pump or wind turbine on the proposed and existing residential premises and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the local planning authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15.)

bb) 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.)

cc) 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.)

dd) 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.

ee) 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.)

ff) The Rampton Road and Oakington Road roundabout improvements as shown on drawing number 1434/22 approved by this application shall be completely 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.)

gg) No development shall take place until details of a scheme for the provision of a footway along the northern side of Oakington Road from the site entrance to the existing footway 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.)

hh) No development shall take place until details of a scheme for the improvement of the bus stop outside No. 25 Rampton Road 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 - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

ii) A Design Code and parameter plan with full landscape details shall be provided with 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.)

#### ***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
- 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/1606/16/OL, S/1411/16/OL, S/1818/15/OL, S/1952/15/OL and S/2876/16/OL

#### **Report Author:**

Karen Pell-Coggins  
Telephone Number:

Principal Planning Officer  
01954 713230

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19th 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 S1606/OL - Development off Oakington 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, especially beyond easy walking distance of the village core. The adverse impacts, particularly the severe consequences of traffic increase and incapacity of the local road network **NPPF32**, flood risk **NPPF 100-103**, impact on landscape **NPPF 81**, especially when efforts are made to comply with **NE/3** and loss of agricultural land **NPPF 112**, significantly outweigh the benefits of up to 126 homes (40% "affordable") and represent grounds for refusal according to **NPPF 14**. In particular, rather than 'improving' the quality of the built environment as per **NPPF 9**, it will have a significant negative effect on both the Cottenham community and the community within this detached estate **NPPF61**.

- a) We have grave misgivings about the access onto Oakington Road. This is a busy road feeding traffic to the rest of the village and beyond via very busy roundabouts. Those roundabouts, especially the one at the junction of Oakington Road and Rampton Road, are acknowledged to operate at, or beyond, capacity already. If this or other nearby development proposals proceed, there will be serious pollution, safety and traffic management issues in this area of the village and beyond. The traffic generation has, based on independent local measurements, been under-estimated due to a combination of factors - vehicle ownership and use and the distance of the proposed estate from the village core. The proposed travel plan offers nothing to mitigate this increase; relying more on improvements to the A14 and A10 and modal shifts to impractical car-sharing or inadequate bus services. Given Cottenham's role in the local traffic network with west Cambridge-bound traffic converging from Ely and East Cambridgeshire in the north, Willingham and Rampton in the west, and Landbeach and Waterbeach in the east, these effects will spread as queue lengths increase in and beyond neighbouring villages. The increased intensity of traffic and lack of adequate segregation 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 and must be regarded as severe in the context of **NPPF32**.

- b) Viewed from Oakington 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. The suggested planting of additional poplars to screen the development acknowledges this damage. This conflicts with the requirements of **NPPF 59** and **61**, policies **DP/3** development criteria, **NE/3** related to solar energy, 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, despite its extensive approach to on-site Sustainable Urban Drainage, will expose Cottenham and neighbouring villages to a serious flood threat. Cottenham relies on the Cottenham Lode to carry surface water away from the village, neighbouring farmland and, indeed, from neighbouring villages to the south-east – including Northstowe under heavy rain conditions. However, due to the low-lying land, that excess surface water has to be pumped by the Old West Internal Drainage Board from the drainage ditches into the embanked Cottenham Lode, whose embankments are already below the 1 in 100 year flood risk. The application acknowledges that development will reduce the site permeability and includes dispersion measures and a retention pond whose capacity is questioned. In the hopefully rare event that the site and pond cannot retain the surface flood water, that pond overflows into a low-capacity ditch alongside Oakington Road. The surface water attenuation being proposed for this development, while extensive, 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 whenever the retention pond's capacity is exceeded and excess flows into the roadside ditch along Oakington Road. A flood event in this scenario would have devastating consequences for Cottenham environmentally, economically and socially. The Old West Internal Drainage Board has a clearly stated acceptable run-off rate of 1.1 litres/second per hectare and their approval must be 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 under NPPF balancing of benefit and disbenefit, that 40% of the homes will be "affordable". The DCLG specification (Land Registry and the Annual Survey of Hours & Earnings, ONS) of affordability requires purchase to be possible with a **mortgage 3.5x gross income** (compared to the Cambridgeshire average of 7.7x). With local construction worker wages around £28,000 gross, a mortgage of £100,000 plus a 10% deposit implies that these houses will be sold at £110,000 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 developer 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. Oakington 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, especially one that is beyond easy walking distance of the village core. The adverse impacts of this development, particularly the severe consequences of traffic increase and incapacity of the local road network **NPPF32**, flood risk **NPPF 100-103**, impact on landscape **NPPF 81** and loss of agricultural land **NPPF 112**, significantly outweigh the benefits of up to 126 homes (40% “affordable”) and represent grounds for refusal according to **NPPF 14**. In particular, rather than ‘improving’ the quality of the built environment as per **NPPF 9**, it will have a significant negative effect on both the Cottenham community and the community within this detached estate **NPPF61**. It should be noted that many of the arguments contributing to the “sustainability” of Cottenham are based on inaccurate or dated information as will be seen from the appendices commenting on the Planning Statement, the Design & Access statement and the Traffic statement.

### 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 and its integrity is occasionally threatened by the activities of badgers and loose horses. 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 300mm 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 5 litres / second, 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 Oakington Road ditch, on its way to the Cottenham Lode.

Extensive design measures have been applied to maintain on-site permeability. 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 and other elements of a sustainable drainage system, is a challenge as demonstrated by the poor maintenance state of the balancing pond and outfall at the nearby Tenison Manor estate, itself a Persimmon development.

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, and measures taken to limited permitted development rights and inform potential residents of their role in maintaining the flood integrity of the site 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 significantly on an already busy road, some of whose junctions are already overloaded, but offers no solutions. This traffic will then flow onto nine identified junctions with known congestion and/or overloading problems especially with the possibility of other development proceeding problems:

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, given the distance from the village core, this proposal does nothing to alleviate. The on-site space may be well-provisioned for residents of the site but the site itself is not within an easy 800 metre walking distance from the village's residential centres to be of benefit to most existing residents as required by **NPPF**.

### **Loss of agricultural land: NPPF 112.**

The site is good quality agricultural land. Its threatened loss, without demonstrating sequential analysis of poorer quality land elsewhere – not just in Cottenham – is against **NPPF112**.

## **2 Oakington 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 primarily 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 Oakington 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. These effects are likely to be exacerbated in order to comply with **NE/3** on use of PV solar cells. 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**.

Oakington Road is a busy road with some 700 vehicles (around 1,000 by 2020) passing the site entrances at substantial speeds in the morning rush hour.

The Persimmon Transport and Travel Plans, although suggesting predicted generated traffic levels of over 0.5 trips per household in the morning rush hour, have no specific reduction target. With 126 planned houses, this represents an additional 10% or more level of traffic flows without accounting for the approved Endurance development nearby.

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 100 additional trips, a 15% 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.

The increased intensity of traffic and lack of adequate segregation between pedestrians, cycles and vehicles, especially at the access point, will significantly increase accident risk.

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

**Noise/pollution:** Contrary to **NPPF 58, 110 and 123**. Although Persimmon 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 Oakington Road or indeed the rest of the village nor minimise the use of “muckaway” transfers during construction. 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, especially one that is beyond easy walking distance of the village core. The adverse impacts of this development, particularly the severe consequences of traffic increase and incapacity of the local road network **NPPF32**, flood risk **NPPF 100-103**, impact on landscape **NPPF 81** and loss of agricultural land **NPPF 112**, significantly outweigh the benefits of up to 126 homes (40% “affordable”) and represent grounds for refusal according to **NPPF 14**. In particular, rather than ‘improving’ the quality of the built environment as per **NPPF 9**, it will have a significant negative effect on both the Cottenham community and the community within this detached estate **NPPF61**.

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 easy 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 rights to free day-care places from September 2017 and the proposed development will increase that demand without doing anything about the supply. 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.
3. **Medical/day care facilities:** the development will increase the general population by approx. 5% which will increase demands on already overburdened facilities. Increased pressure on Medical facilities was identified as a significant problem by 75% of residents in the recent Neighbourhood Plan survey. 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 in excess of £1,200,000. Large developments such as proposed here add nearly 5% to that unmet demand.
4. **Leisure:** Leisure facilities were considered inadequate by 68% of residents in the recent Neighbourhood Plan survey. A 5% 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 is beyond an easy walking distance from the core of the village. There is no meaningfully sustainable way for established residents to use the facilities on-site. 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.

5. **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 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 a 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.
6. **Noise & Pollution:** Apart from issues caused during rush hours, “muckaway” transfers by haulage contractors all too frequently route through Cottenham as a shorter and more reliable alternative to use of the A10; more can be done by planning conditions to enforce retention on site and avoidance of village routes.
7. **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. 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.

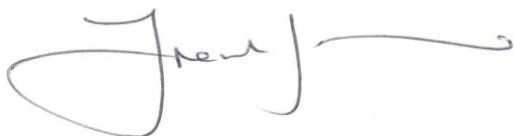
#### **4 The development is unlikely to deliver 40% truly affordable homes for Cottenham**

**Affordable housing:** In principle Cottenham needs more affordable homes if it is to retain a good mix of young families and older residents. The emerging Neighbourhood Plan is promoting use of Community Land Trusts to develop these homes as a sustainable asset for the local community. Developments as proposed here consume available land but usually fail to deliver truly affordable homes and are built at the expense of an excessive number of market homes disconnected from the village environment. Unless the affordable homes 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) 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 easy walking distance by the Chartered Institute for Highways & Infrastructure and truly sustainable whereas these will be over 1200 metres 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**. It should be refused.

Yours sincerely



Frank Morris

Chair

## Appendix 1 Critique of Carter Jonas Planning Statement

2.3 The site lies outside the Cottenham Development Framework boundary and is yet another encroachment into the countryside. The entire site is more than a sustainable 800 metres / 10 minute easy walking distance from the village core and therefore likely to be a satellite settlement reliant on cars.

2.4 The surrounding development cannot be “predominantly residential” when this is a village edge development encroaching into the countryside. Contrary to the statement the Grade II listed “Little London” almshouses are nearby and likely to be seriously affected by the increased traffic from the site. Cottenham’s Conservation Area begins just a few hundred metres from the site.

2.5 Cottenham, as a Minor Rural Centre, is fairly well served but almost all Cottenham’s facilities are further from this site than a sustainable easy walking distance of 800 metres leading to increased use of cars and isolation of the settlement from the rest of Cottenham.

3.3 The site, although assessed as having potential under the SHLAA process was not rejected solely for being outside the development framework; a major consideration was the limited capacity of the already large primary School and the potentially damaging effect of its expansion.

NPPF response 1 – we challenge whether the affordable housing can be provided at a truly affordable cost (3.5x salary mortgage) as recommended by DCLG (Land Registry and the Annual Survey of Hours & Earnings, ONS) and be retained for the benefit of housing local people in perpetuity. We also challenge how the provision of on-site open / play space can meet community needs when they will be located so far from the core community as to require a cycle or car journey as would any increase in the use of local community facilities and services.

NPPF response 2 – we maintain that the development’s likely detrimental effect on traffic and flood risk are alone significantly and demonstrably detrimental to outweigh any benefits of the development.

NPPF response 3 Cottenham has expanded by some 500 homes over little more than a decade with no significant improvement in village facilities beyond expansion of the Primary School so it is now one of the very largest in Cambridgeshire. Provision of early years education, health, leisure and recreation facilities are now seriously stretched and traffic issues have become very serious. All require improvement before further expansion is approved.

4.13 NPPF32 requires safe and suitable access to the site for all people NPPF. The distance of the estate from the core and the quality of the connecting pavements will discriminate against the elderly and less mobile as well as the young.

4.14 The distance of the site from the village core clearly does not “give priority to pedestrian and cycle movements” as required by NPPF35. Nor does the site have access to the necessary high quality public transport services.

NPPF response 4 – we challenge the description of the development as being “within the settlement of Cottenham” when it is both outside the established development framework and further than easy walking distance away from the village core. Many of the “facts” presented in Appendix A to support this assertion are false or misleading. PPG13 has been blatantly ignored and most of Cottenham’s facilities are not within reasonable walking distance for most potential residents; few of whom will be able to commit, for example, to a 40-minute round trip to the Post Office. The site’s distance from the Cottenham community is prejudicial to older children, young people, the elderly and less-mobile, people with low income and faith groups.

NPPF response 5 – while South Cambridgeshire may have an inadequate record of building houses in recent years, this is mostly caused by the insatiable demand for housing of increasing numbers employed in the Cambridge economy. Applied more locally, houses are being built in Cottenham far more quickly than jobs are being created in the local economy. This is not sustainable.

4.18 Healthy communities are unlikely to extend across the distance between the satellite community proposed and Cottenham’s established community. Recent developments have all been much closer to the core than this proposal.

NPPF response 7 – we challenge how this development can “bring together those who work, live and play in the vicinity” especially for those who work in Cottenham due to the physical separation mitigating against walking. The site’s distance from the Cottenham community is prejudicial to older children, young people, the elderly and less-mobile, people with low income and faith groups.

4.19 We are not convinced that the development does not increase flood risk; Cottenham is vulnerable to flood hazards and the SuDS does not meet NPPF99 by bringing surface run-off rates down sufficiently. In this case, to a level consistent with development in a low-lying area whose surface water has to be pumped into the embanked Cottenham Lode.

4.20 While the development area itself does not appear unduly prone to flood, the measures taken in the development appear to increase flood risk elsewhere contrary to NPPF 100.

NPPF response 8 - the flood protection design is elaborate but has two weak links – the last resort overflow into the ditch alongside Oakington Road which in turn appears to depend on the pumps of the Old West Internal Drainage Board and long-term maintenance of the integrity of such sophisticated schemes.

NPPF response 10 – the site is not “significantly divorced” from the Conservation Area and has Grade II listed building within just few hundred metres. The views from the Grade II listed Tower are prized by many residents when this is open to the public during local events so it is untrue to say there is no inter-visibility between the two.

CS response 1 We challenge the assertion that the development is “squarely in line with the definition of sustainable development” especially a most of Cottenham’s facilities that the estate would depend upon are located more than 800 metres easy walking distance from the site.

DP/1 “minimising the need to travel” – not met when the inter-community distance is so high.

DP/3 “appropriate access to the highway network”, “unacceptable adverse effect from traffic generated”, “undue environmental disturbance from pollution arising from traffic congestion” – none of these appear to be met

DP/7 The site is “outside the village framework”

GB/3 The site is “within the vicinity of the green belt” and would irrevocably alter the appearance of the village on the approach from Oakington.

NE/3 Further to GB/3 attempts to meet NE/3 re likely to have an unacceptable effect on the Green Belt.

NE/11 We believe this development as proposed will cause an unacceptable increase in flood risk to the surrounding area of lower land.

TR/1 The development will inevitably give rise to a material increase in travel demands due to its distance from the village core and limited quality of public transport connections.

TR/3 No effective mitigation of the increased traffic has been proposed

5.4 The Landscape & Visual assessment takes no account of the effect that extensive fitting of photo-voltaic solar panels will have on the appearance of the site on the Oakington Road approach.

5.7 The level of facilities available to residents falls short of a “good level of facilities” and “sustainable transport options” due to the intervening distances and weak public transport infrastructure.

5.8 This paragraph may be suitable for Cambridge, but does not describe Cottenham realistically.

5.9 The traffic generated will lead to a considerable number of bottlenecks and traffic queues before dispersal into the local network after considerable disruption to Cottenham residents.

5.10 We believe the traffic impact will extend considerably beyond the immediate and recognised problem of the Oakington road / Rampton Road junction, especially if other neighbouring developments are allowed.

5.11 No safe improvement scheme appears to have been proposed for the Oakington Road / Rampton road junction.

5.23 The proposed SuDS increases flood risk and will be difficult to maintain.

5.24 The run-off rates are not those applicable to low-lying land whose drainage is ultimately dependent on pumps that are designed to handle rates of 1.1litres / second per hectare - much lower than those proposed here.

5.36 NPPF55 requires housing to be located “where it will enhance or maintain the vitality of rural communities” – this development may disperse benefits around the area but any benefits accruing to Cottenham are likely to be at the expense of increase traffic.

5.41 We trust this assertion to be based on a truly affordable cost of around £100,000 (3.5xsalary mortgage) as recommended by DCLG (Land Registry and the Annual Survey of Hours & Earnings, ONS) and be retained for the benefit of housing local people in perpetuity.

5.42 We trust this assertion to be based on a truly affordable cost of around £100,000 (3.5xsalary mortgage) as recommended by DCLG (Land Registry and the Annual Survey of Hours & Earnings, ONS) and be retained for the benefit of housing local people in perpetuity.

5.43 The development is likely to see the emergence of two communities due to the intervening distance and nature of Oakington Road.

5.44 The good range of community services are all located more than 800 metres easy walking distance for the proposed settlement.

5.45 Opportunities for regular social interaction will be diminished by the intervening distance

5.46 We are surprised that the Health Impact Assessment takes no account of the pollution caused by the increased traffic; NOX pollution is increasingly recognised as a serious health issue arising from queuing vehicles.

5.47 The development will not be socially sustainable - this is a false conclusion based on the lack of evidence produced.

5.48 There are two serious environmental concerns from this development – the increased flood risk from a poorly-designed drainage system prone to poor future maintenance and the dangerous pollution caused by queuing cars in the Conservation Area where narrow pavements do little to separate houses from the pollution.

6.1 We trust this assertion to be based on a truly affordable cost of around £100,000 (3.5xsalary mortgage) as recommended by DCLG (Land Registry and the Annual Survey of Hours & Earnings, ONS) and be retained for the benefit of housing local people in perpetuity.

6.5 effective flood mitigation measures are needed “up-front” of this development and will slow down the rate of development. We note the developer has still not made adequate arrangements for the effective maintenance of a previous development in Cottenham more than ten years since its completion.

8.3 Just because SCDC has an under-met need for housing should not automatically make Cottenham a target for unsustainable development.

8.4 In Cottenham, the adverse impacts of this proposed development on traffic, landscape, flood risk etc demonstrably outweigh the claimed, but often fanciful, benefits.

8.5 The proposal does not meet the requirements of sustainable development

8.6 The technical appraisals, especially those related to flood risk and traffic generation are flawed and undermine any case for consideration as sustainable.

8.7 Adverse impacts, such as flood risk and traffic generated, are numerous and claimed benefits questionable, mostly because of the distance between the site and the established community. Such distances lead to social issues that are difficult to manage.

8.8 As expressed, this statement is untrue.



## Appendix A errors

- The 106 bus service ceased to run two or more years ago.
- Journey durations are longer than those quoted due to a recent change on the timetable
- Cottenham's Post Office has moved and is now further away up the High Street
- Cottenham does not have a true Sixth Form; scholars travel to Impington or Cambridge.
- Peter Giddens, a solicitor, retired several years ago
- The Village Hall no longer houses Changing Rooms; these have moved.

## Appendix Health errors

2.3 The site is outside the village development framework

2.4 The surrounding development is not predominantly residential as the site is outside the village development framework and is not surrounded.

The Assessment makes no mention of the effect of generated traffic and consequent noise and air pollution.

The construction phase is likely to lead to a considerable number of Muckaway operations whose movements through Cottenham should be restricted in the event of planning approval.

3.7 There is a flood risk to those in the neighbouring community

3.14 The various employment opportunities quoted all require use of a car, contrary to PPG13.

3.16 Distances generally preclude cycling and bus services, where they exist, add a significant duration to any journey.

3.17 Any benefit to local business is likely to be at the expense of additional pressure on parking locally.

3.19 It is not true to claim that the village's services are within "easy walking distance" of the site and that new residents will have a high propensity to walk"

3.20 There is no bus service to Waterbeach, the main access point – by car- for rail travel.

3.21 it will be interesting to review the sustainable transport options for rail travel via Waterbeach which has no bus service and its carpark fills shortly after 8am each morning.

3.23 "Easy" walking distance should only apply to distances of less than 800 metres not almost twice that distance.

3.34 We are concerned about extensive use of PV arrays on a site beyond the village framework and whose rooftop panels are likely to be visible for some considerable distance changing the visual appearance significantly.

## Appendix 2 Comments on the Design & Access statement

**2.1 Location& Land use** While the site edge may be around 0.5 miles or just 800 metres from the village centre, the site extends away from the village so all residents will live more significantly further than 800 metres from the village centre. It should be noted that the Chartered Institute for Highways & Infrastructure regard within 800 metres as easy walking distance and therefore sustainable. Development of the site will have a detrimental effect on the approach from the southwest, especially if solar panels are fitted on this side to maximise their efficiency. Extending the line of poplar trees, while reducing the visual impact, compromises the energy efficiency measures.

**2.2 Surroundings** The diagram showing the location of the proposed site demonstrates that , far from complementing the form, scale and appearance of existing dwellings along the western edge of Cottenham, the site is a huge backfill behind the existing ribbon development of Cottenham's arterial roads. Cottenham is not a "town" and we are not aware of any shops at the top of Oakington Road or Rampton Road and the Longhorn Farm shop appears to be placed erroneously close to the development. No shops are within 800 metres of the site. Indeed only a few bus stops, the schools and recreation ground can be regarded as within sustainable walking distance of the site. We have no medical centre and the Post Office has recently moved further north along the High Street.

**2.5 Planning history** The Gladman application was not only rejected on the grounds of traffic and safety but also the detrimental visual impact on the approach from Rampton.

**2.6 NPPF** As this is only an application for outline planning permission NPPF 56 and 58 will apply to reserved matters only. We believe the South Cambridgeshire's Design Guide and Cottenham's Village Design Statement are better guides to the local context.

**2.7 PPG** We note that a development detached from the built settlement can hardly be described as sustainable.

**2.9 DP/2** We welcome recognition of the validity of the South Cambridgeshire's Design Guide and note that Cottenham's Village Design Statement SPD adds better guidance for the local context.

**2.10 District Design Guide** We fail to see how the proposed development maintains the distinctive settlement pattern of the area or the linear form of the settlement.

**2.11 Cambridgeshire Design Guide** We understand that South Cambridgeshire District Council is the Local Planning Authority here.

**2.12 Cottenham Village Design Statement SPD** Although this is only an application for outline permission, we welcome recognition of the validity of Cottenham's Village Design Statement SPD as a better guidance for the local context.

**2.13.3 Accessibility** We understand that the proposed alternate access via Rampton Road may not be available for use. The Transport Assessment admits there are overloaded roundabouts; the existing road infrastructure is already acknowledged to be overloaded especially in the vicinity of the Oakington Road / Rampton Road junction. Since much of the problem traffic originates west of Ely and terminates west of Cambridge and tends to avoid the A10, the A14 improvements are not expected to offer much relief to Cottenham's serious traffic flows.

**2.13.4 Flood risk & drainage** The SuDS design is sophisticated and flawed. The sophistication is likely to lead to deterioration over time and the run-off rate does not appear to be controlled down to the 1.1 litre per second per hectare greenfield run-off rate that the Old West Internal Drainage Board can handle (and they drain the "overflow" ditch from the SuDs into the embanked Cottenham Lode).

**2.13.6 Landscape** the development will have a material effect on the Fen Edge landscape Character of the area, especially rows of solar-panelled roofs where there were previously green field or poplar trees.

**3.1 Principles – connectivity and permeability** Distance and the risks involved in crossing the busy Rampton road deter pedestrian traffic, especially children to the Primary school

**3.4 Consultation** We have no recollection of regular meetings with Cottenham Parish Council. There was a single “fact-finding” meeting between representatives of the two parties. Thus the developer has not complied with NPPF66 as claimed. As to responding to the concerns raised, little has been offered in respect of six of the nine principles we discussed:

- 2 More pre-school places
- 3 Better medical and day care facilities
- 4 More local employment
- 5 Improved leisure and recreation facilities
- 6 Easier movement into, out from, and around the village
- 9 avoiding Overloading our Primary School

**3.5 Pre-application advice** We note the need to demonstrate compliance with the final three points in particular:

- a) Site needs better connectivity to adjacent dwellings
- b) South-west boundary is too solid / harsh
- c) Need to demonstrate that the SuDS feature works

**3.6 Final master plan** We retain concerns about:

- a) Site needs better connectivity– the Rampton Road access does not appear to have been secured
- b) South-west boundary is too solid / harsh – an undesirable encroachment into the countryside, especially with solar panels.
- c) Need to demonstrate that the SuDS feature works – as described it does not with considerable flood risk to low-lying parts of Cottenham. There are still issues with the SuDs design of the previous Persimmon estate in Cottenham.

**4.1 Amount** 126 houses is more than Cottenham can add sustainably. Cottenham has expanded considerably in the past 15 years while its facilities, including bus services have deteriorated while traffic has intensified. The location being more than 800 metres from any village core facilities will lead to increased use of cars. The Endurance proposal is substantially smaller in scale but does itself present issues due to its village edge location on a busy road.

**4.2 Scale** the larger houses represent a particular threat to the visual appearance of the village as seen from the south-west. Some references to the Village Design Guide principles would be useful here.

**4.3 Hierarchy of streets** We note the intent to have primary and secondary roads adopted for public maintenance but must point out Persimmon’ failure to achieve this on the previous development in Cottenham due to problems with maintenance of the SuDs.

**4.4 Layout** We trust that the Village Design Statement will also be consulted at this stage.

**4.5 Landscape strategy** We trust that the Village Design Statement will also be consulted at this stage.

**4.7 Car parking** While recognising consistency with the SCDC Design Guide setting a standard of 1.5 to 2 spaces per house will ensure that on-street car parking will dominate the street scene as can be seen by a visit to any of the estates in Cottenham.

**4.8 Boundary treatments** A 1.8 metre high brick wall may provide screening but cannot be described as an attractive residential environment.

**5 Sustainability** This estate detracts from the “urban form” of the area. The public transport is barely adequate and not accessible so cannot be considered to decrease car dependency. The development cannot readily be considered as respecting the surrounding natural environment.

**6 Building for life** Local services are mostly beyond easy walking distance and the public transport service is limited.

## Appendix 3 Comments on the Traffic Plan

### 3.2

**B1049 Histon Road / High Street / Twenty Pence Road** It should be noted that, although there are pavements on both sides of this road, many stretches in the Conservation Area are quite narrow and uneven despite the houses themselves opening directly onto the pavements. This combination amplifies the effects of congestion, noise and pollution and reduces perceived safety for local residents.

**Denmark Road / Beach Road** Subsequent to the development known as Racecourse View, the 30mph area has been extended and supplemented with a 40mph buffer zone in an attempt to control speeds along this arterial road.

**A14 Improvement Works** The assertion that much of the traffic through Cottenham is rat-running between the A14 and A10 at peak congestion times is unfounded. We believe the “desire line” for traffic between the expanding west of Ely and west of Cambridge has moved west on to the B1049 and, to an extent, the B1050 following recent developments in those areas. Disruption of the A10 or A14 add significantly to the flows.

**3.3 Pedestrian network** Cottenham’s pedestrian network is aged and, in places, inadequate with narrow, uneven pavements compromising pedestrian safety, especially for the elderly and less-mobile. The problem is extensive and a small-scale pilot pavement improvement project, funded by the Parish Council, is under way with County Highways.

**3.4 Cycle network** Chicanes within Cottenham’s traffic-calming measures introduced in 1997 are a hazard to cyclists who often have no choice but to stop and dismount rather than be squeezed into the path of a vehicle.

**3.5 Public transport** We question whether the bus stops are “easily accessed” when the path cited appears to be a private road. Cambridge is an attractive commuter destination but bus utilisation will have fallen since Stagecoach terminated their services in the centre of Cambridge leaving many commuters little choice than to mode-switch to the car. Buses have become less attractive and the Guided Busway is not readily accessed other than by cycle.

**3.6 Multi-modal transport** The nearest rail station is at Waterbeach but only accessible by car and then only before 8am due to the limited capacity of its car park. Multi-modal travel decreases in reliability the more mode changes are introduced, so several of the suggested options while theoretically available are not practicable.

**3.7 Existing traffic conditions** We note that the traffic measurements for the remote junctions were made in late November which is not regarded as a “neutral month” by the Department for Transport due to weather effects.

**4.1.1 Oakington Road** We question the safety of designing an access for 50mph, a speed exceeded by 15% of the passing vehicles on the basis of speed measurements taken on a single day. In addition, we argue that DMRB rules should be applied strictly as the development is not within a built-up area but on the edge of it. Our experience on our arterial roads indicates that solely moving a 30mph sign does little to manage speeds.

**4.1.2 Rampton Road** We question the developer’s right of access over this track which appears to be a private access road, making access-limiting features difficult to employ.

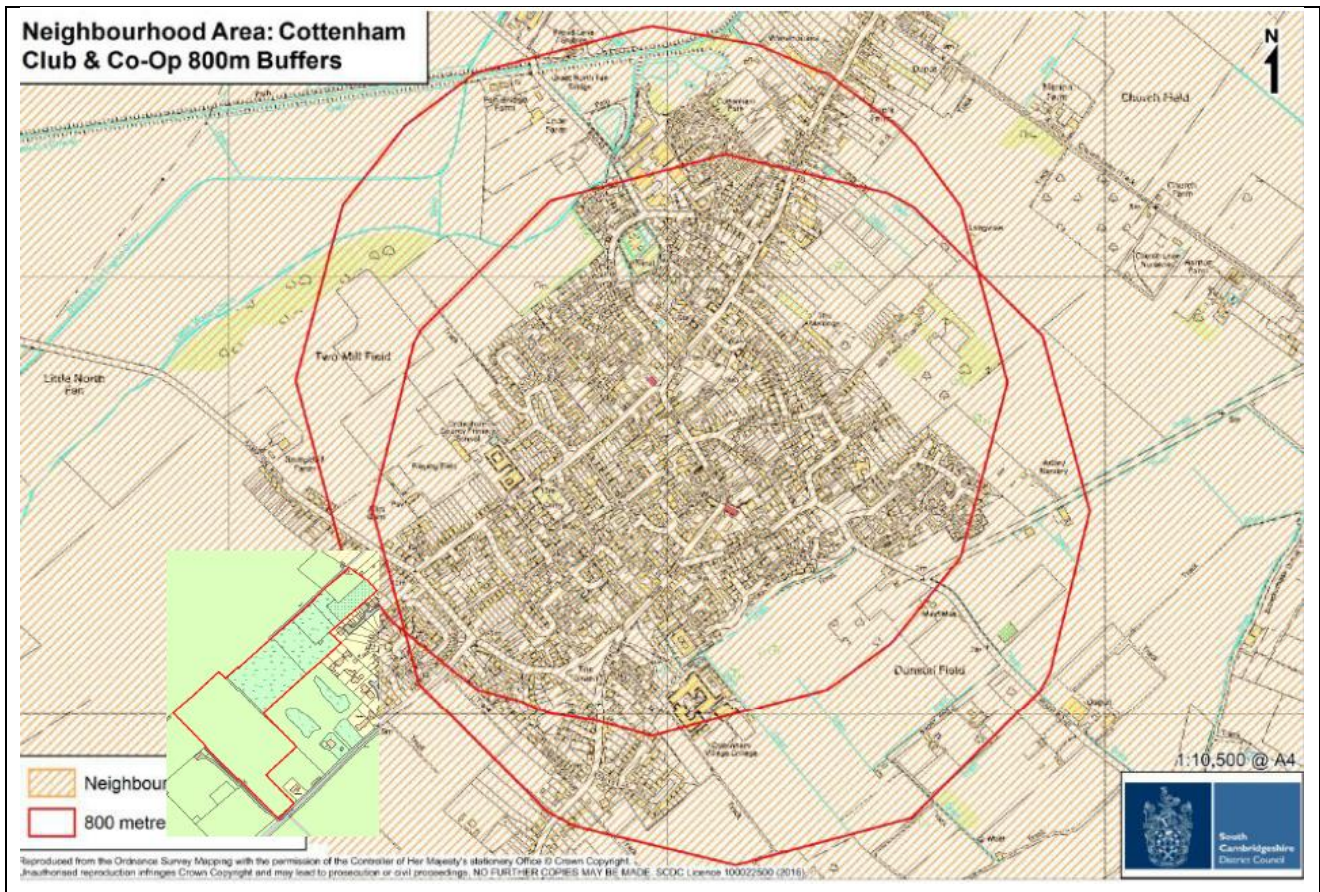
**4.1.3 Off-site improvements** Contrary to the Design & Access statement and Planning Statement the local traffic network is overloaded and the overload will be aggravated by any development in this area. This section claims to offer an improved design for one of the roundabouts but it is not included in the report.

**5 Local accessibility** a maximum walk distance of 2Km / 25 minutes is not within easy walking distance most people, especially the elderly or less-mobile. Very little of the village is within a truly easy to reach distance – except for the elderly and less-mobile – of 800 metres / 10 minutes. This distance will have discriminatory effects on which residents can inter-mix freely and sustainably. Cycling ranges are longer but this is Cottenham not Cambridge and the use of a cycle is much lower.

**5.1 Services and amenities** almost all the listed facilities are beyond a sustainable 800 meters from the site.

**5.2 Pedestrianised access** Residents will walk or even cycle within the village as parking spaces are very limited. However the distance and time involved implies that further modal shift is unlikely without significant incentives.

**5.2.1 Village centre** The 700 metre distance quoted is misleading; it appears to use the exit of the private pathway onto Rampton Road as the datum. Our own 800meter radii developed as part of our emerging Neighbourhood Development Plan clearly show the greater extent of the site as beyond 800metres from the village core.



**5.2.2 Primary School** Again measurements are taken from the Rampton Road exit to the site – assuming this exit will actually be available.

**6.1 Trip rate prediction** The rates predicted are lower than should be expected here for several reasons:

- The TRICS database is only as good as its data and the data used here is from suburban areas of cities
- A village-edge development in Cottenham is likely to have larger trip rate generation due to the greater car dependency when so few facilities are within easy walking distance and the bus services only connect to central Cambridge
- Since the 2011 census there has been a significant deterioration in the range and frequency of bus services serving Cottenham

**7.2 Trip distribution** This prediction is an inaccuracy built on an inaccuracy as seen by differences between this model and those used on other proposed developments nearby.

**8 Junction capacity assessments** The predictions here bear little correlation to the real experience of Cottenham people every weekday. The underlying data is faulty or unrepresentative so a simulation can be made to give whatever answer you want.

**9 Summary** Because the site is further than a sustainable walking distance from Cottenham's facilities, more traffic will be generated than predicted by inappropriate models. Much of that traffic has to flow via roundabouts that are at or nearly at capacity so cannot readily disperse into the local transport network increasing congestion and pollution for homes in the Conservation Area. Changing patterns in the underlying through traffic render improvements to the A14 and A10 less effective in diverting traffic from Cottenham, leading to a severe impact on the local economy, environment and society.

The Parish Office,  
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Tel: 07503 328401  
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9<sup>th</sup> December 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 S1606/OL - Development off Oakington Road, Cottenham**

Cottenham Parish Council has reviewed the recently-notified material provided on behalf of the above application and continues to strongly recommend refusal of this proposal.

We note the proposed changes to the site layout, additional information concerning the access path, drainage and traffic management with the following observations:

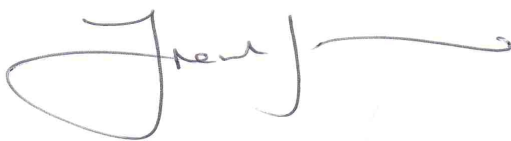
- a) There is an assertion that established access rights would enable the developer to upgrade the surface of the track to provide a shorter pedestrian-only access route between the site and the village core. We challenge this assertion, especially as it may compromise established vehicle access held by neighbours. We also doubt that the path can be suitably upgraded with footway lighting to keep it safe for use as a pedestrian access route to the village. These issues should be resolved before the route can be used in determining distances from the village core or any development permission considered.
- b) Linking the proposed development sites reinforces the potential for these developments to become an unsustainable “Little Cottenham”, closely connected to one another but detached from the established settlement, more than 800 metres walking distance from most village facilities and more than 400 metres from the nearest bus stop with a frequent public transport service to Cambridge. In addition the linkage risks creating a “rat-run” as traffic attempts to by-pass the overloaded Oakington Road / Rampton Road roundabout.
- c) The proposed drainage system is sophisticated and may theoretically eliminate the risk of on-site flooding but we doubt its sustainability in the face of long-term deterioration due to difficulty of long-term maintenance and development control. Future residents will be tempted to make modest “improvements” that progressively undermine the infiltration by increasing the proportion of impermeable surface and increasing run-off which, in turn, increases the risk of overflow into the

Oakington roadside ditch and potential flooding of Oakington Road and beyond. This sustainability risk is likely to compromise adoption of the public roads on the site in much the same way as for Cottenham's Tenison Manor estate whose roads have not yet been adopted more than 12 years after construction was completed. This delay has compromised several property sales in recent years.

- d) The proposed "improvement" to the Oakington Road / Rampton Road roundabout may, considering this proposed development in isolation, be enough to reduce congestion at this overloaded roundabout however the traffic calculations made are not as robust as claimed and the proposed layout changes to the roundabout introduce planning and safety risks.
- a. The traffic data used and the subsequent modelling is not as robust as claimed and, as a result, there will be even more frequent overloading of this and subsequent roundabouts in the local road network. Understandably the traffic consultants have attempted to downplay the likely traffic levels and ignore the possible consequences of cumulative developments. Our own assessment of the traffic consequences of cumulative development (Appendix 1) show that even the more draconian solution to this roundabout proposed by Gladman's consultants is unlikely to cope with the traffic levels in a manner consistent with respect of the setting of the neighbouring listed buildings and the wider setting within a village.
  - b. The roundabout is within the setting of the Grade II listed Moreton almshouses and would bring heavy traffic closer to them with vibration and traffic likely to compromise these foundation-less buildings, while cyclists and residents, especially of the almshouses but also the properties that front directly onto the existing roundabout will be exposed more intimately to the threats posed, especially by larger vehicles manoeuvring around, and often across such a roundabout.

All other points we have previously raised continue to apply. Permission should be refused.

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.

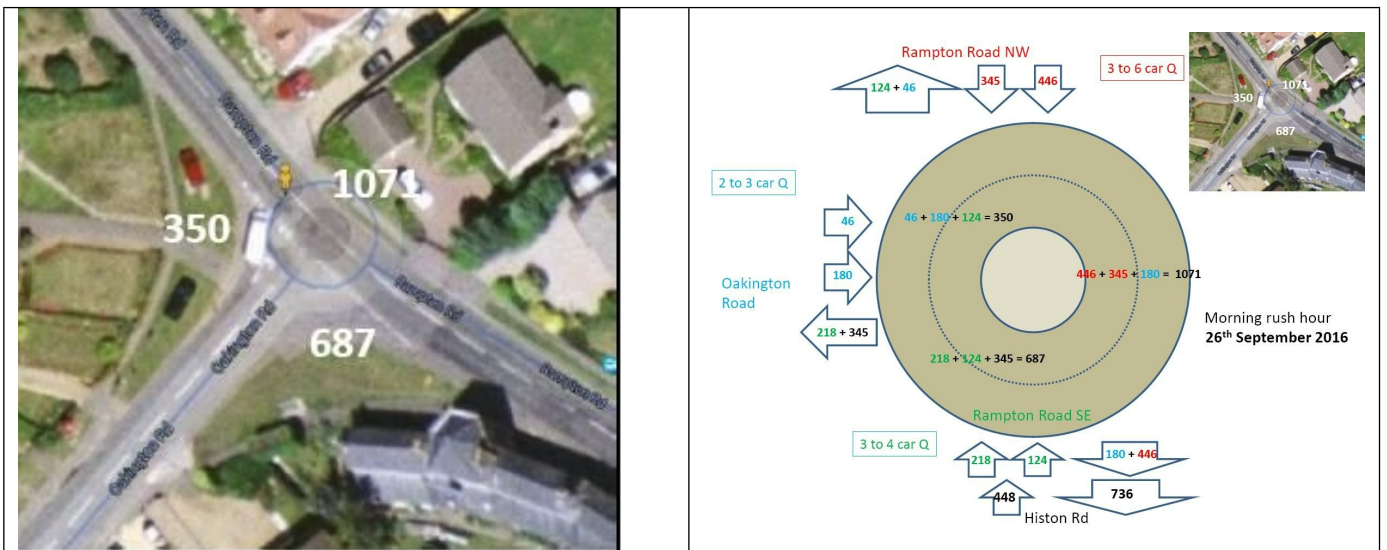
Traffic flows were also measured on the road into Cambridge – Histon Road – as a comparator with other available statistics and predictions.

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 to which the 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.

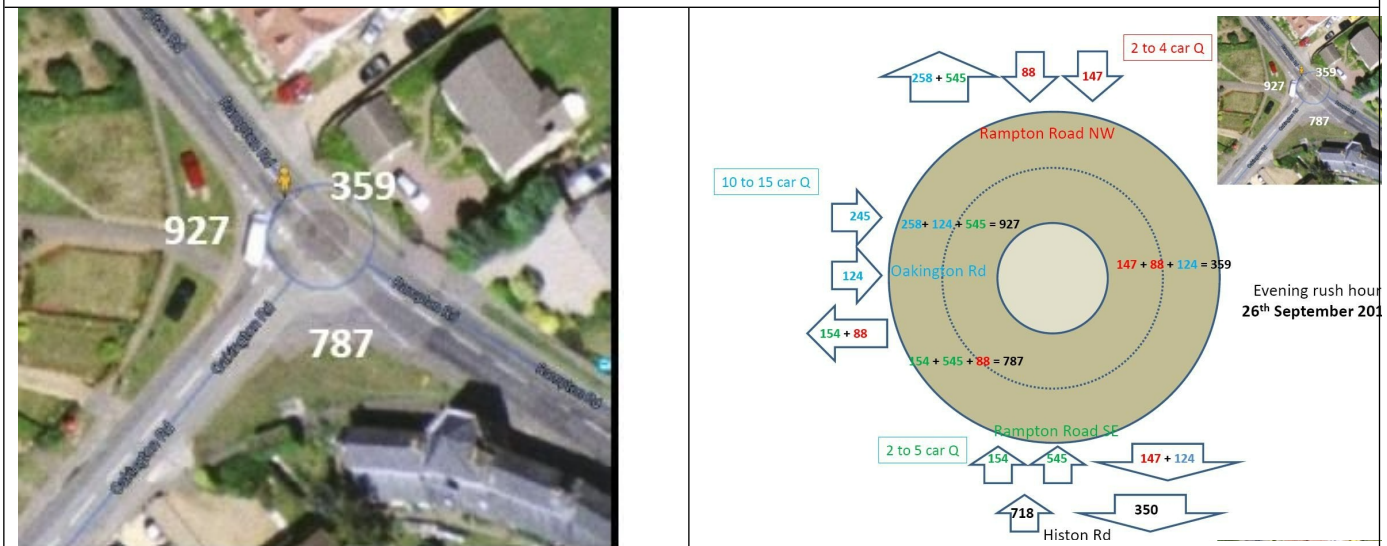
### Flows on 26<sup>th</sup> September 2016

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**,

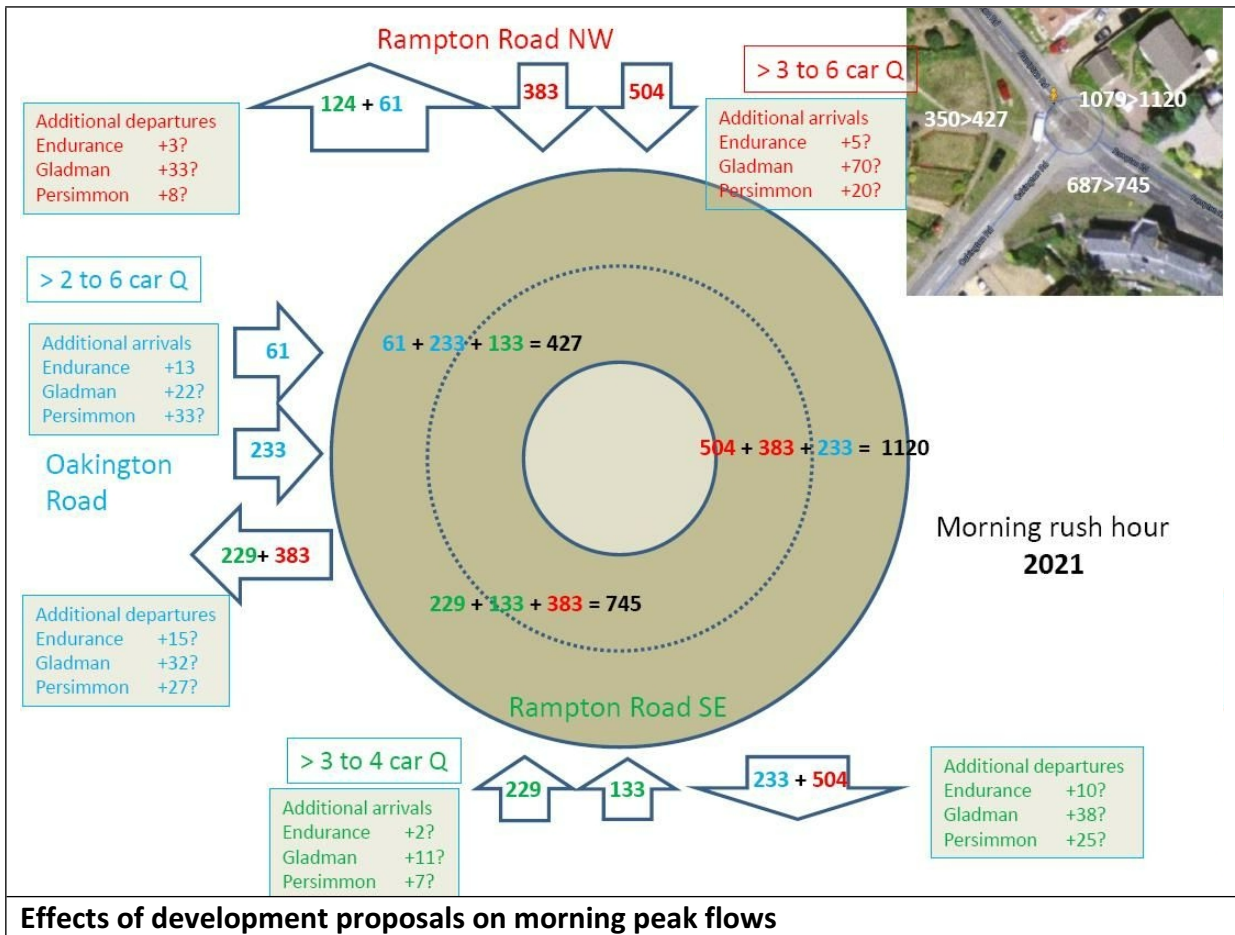
Gladman (210) will add at least 150 trips to the morning load on Rampton Road, 105 into and **45 from**

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.



### ***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**,

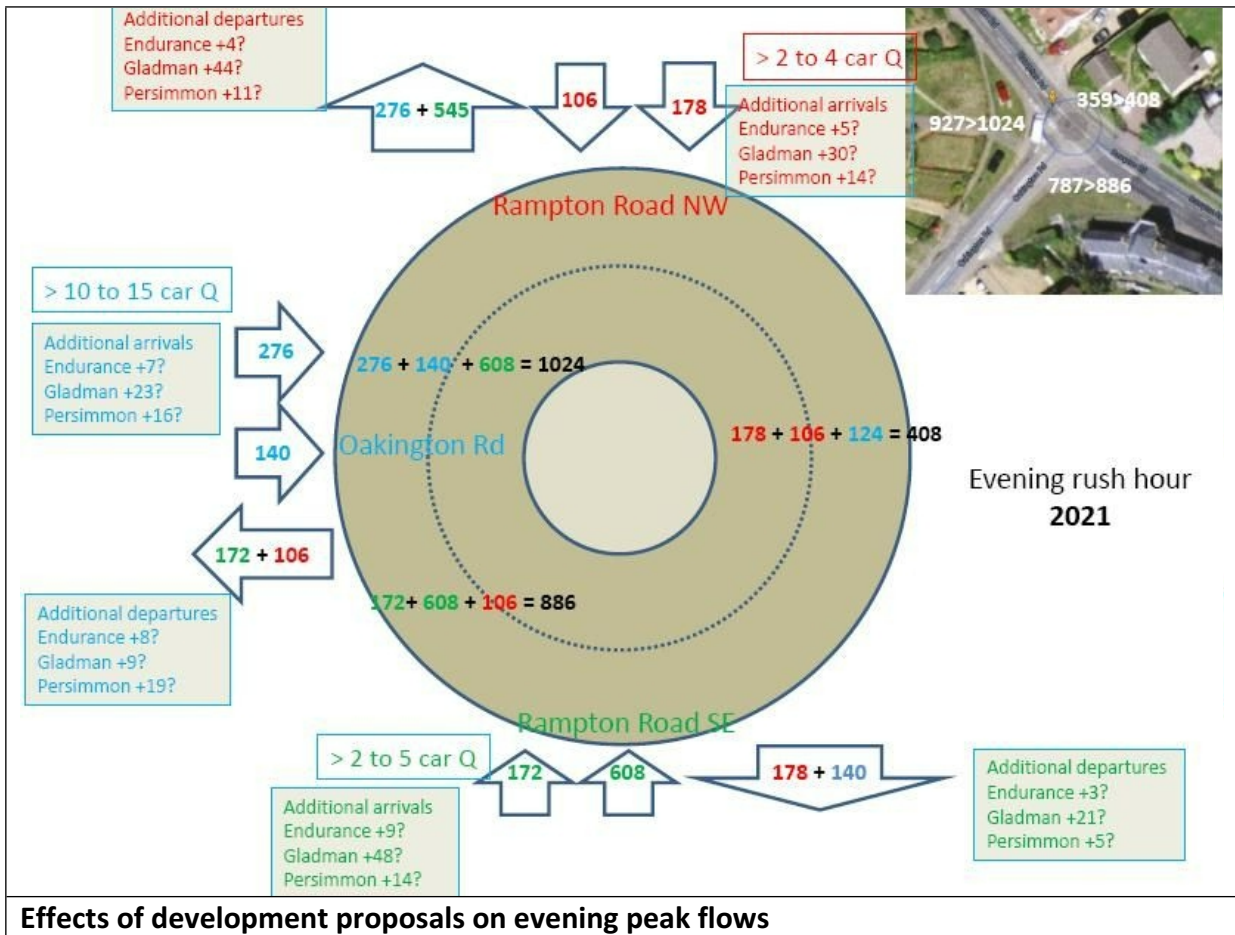
Gladman (210) will add at least 150 trips to the afternoon load on Rampton Road, 45 into and **105 from**

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 342 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. Anything less than a “clean” left filter will not cope with the additional traffic.



**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	<b>91</b>	69	0	1	<b>70</b>
0715 - 0730	98	2	0	<b>100</b>	73	0	1	<b>74</b>
0730 - 0745	118	1	0	<b>119</b>	87	0	0	<b>87</b>
0745 - 0800	102	1	0	<b>103</b>	99	0	1	<b>100</b>
<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	<b>115</b>	83	0	1	<b>84</b>
0815 - 0830	107	0	2	<b>109</b>	68	0	0	<b>68</b>
0830 - 0845	98	0	1	<b>99</b>	59	0	0	<b>59</b>
0845 - 0900	88	1	0	<b>89</b>	46	0	0	<b>46</b>
<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	<b>76</b>	38	1	0	<b>39</b>
0915 - 0930	69	0	0	<b>69</b>	31	0	0	<b>31</b>
0930 - 0945	33	1	0	<b>34</b>	22	0	1	<b>23</b>
0945 - 1000	29	0	0	<b>29</b>	17	0	0	<b>17</b>
<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>
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1600 - 1615	35	0	0	<b>35</b>	19	0	0	<b>19</b>
1615 - 1630	44	0	0	<b>44</b>	23	0	0	<b>23</b>
1630 - 1645	41	0	0	<b>41</b>	24	0	0	<b>24</b>
1645 - 1700	27	0	0	<b>27</b>	13	0	0	<b>13</b>
<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	<b>29</b>	24	0	0	<b>24</b>
1715 - 1730	28	0	0	<b>28</b>	16	0	0	<b>16</b>
1730 - 1745	32	0	0	<b>32</b>	20	0	0	<b>20</b>
1745 - 1800	27	0	0	<b>27</b>	24	0	0	<b>24</b>
<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	<b>20</b>	28	0	0	<b>28</b>
1815 - 1830	34	0	0	<b>34</b>	14	0	0	<b>14</b>
1830 - 1845	26	0	0	<b>26</b>	17	0	0	<b>17</b>
1845 - 1900	23	0	0	<b>23</b>	13	0	0	<b>13</b>
<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>
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### Roundabout approach – Rampton Road South

TIME	Left to Oakington Road				Ahead to Rampton Road (North)			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	24	2	0	26	9	0	0	9
0715 - 0730	31	4	0	35	11	0	1	12
0730 - 0745	33	2	0	35	23	0	0	23
0745 - 0800	57	1	0	58	20	1	1	22
<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>
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1600 - 1615	40	1	0	41	85	1	0	86
1615 - 1630	36	0	0	36	99	0	1	100
1630 - 1645	32	0	0	32	103	0	1	104
1645 - 1700	35	1	0	36	114	0	1	115
<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>
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## Roundabout approach – Oakington Road

TIME	Left to Rampton Road (North)				Right to Rampton Road (South)			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	9	0	0	9	17	0	0	17
0715 - 0730	10	0	0	10	17	0	0	17
0730 - 0745	13	0	0	13	26	1	0	27
0745 - 0800	6	0	0	6	27	0	0	27
<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>
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1600 - 1615	30	0	0	30	18	1	0	19
1615 - 1630	38	0	0	38	21	1	0	22
1630 - 1645	40	0	1	41	25	1	0	26
1645 - 1700	46	0	0	46	27	1	0	28
<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>
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**Roundabout – queuing AM**

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

**Roundabout approach – queuing PM**

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

### Beach Road approach North

TIME	Ahead to Beach Road (South)				Right to Brenda Guatrey Way			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	61	0	0	61	2	0	0	2
0715 - 0730	67	2	0	69	1	0	0	1
0730 - 0745	83	1	0	84	1	0	0	1
0745 - 0800	96	0	0	96	3	0	0	3
<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>
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1600 - 1615	32	1	0	33	2	0	0	2
1615 - 1630	31	2	0	33	5	0	0	5
1630 - 1645	35	0	0	35	6	0	0	6
1645 - 1700	26	0	1	27	5	0	0	5
<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>
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### Beach Road approach South

TIME	Left to Brenda Guatrey Way				Ahead to Beach Road (North)			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	0	0	0	0	17	1	0	18
0715 - 0730	0	0	0	0	25	1	0	26
0730 - 0745	0	0	0	0	33	0	0	33
0745 - 0800	1	0	0	1	32	2	0	34
<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>
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1600 - 1615	2	0	0	2	57	1	0	58
1615 - 1630	3	0	0	3	69	0	1	70
1630 - 1645	3	0	0	3	89	3	0	92
1645 - 1700	5	0	0	5	129	1	0	130
<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>
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**Beach Road approach – Brenda Gautrey Way**

TIME	Left to Beach Road (North)				Right to Beach Road (South)			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	7	0	0	7	2	0	0	2
0715 - 0730	1	0	0	1	2	0	0	2
0730 - 0745	6	0	0	6	2	0	0	2
0745 - 0800	6	0	0	6	7	0	0	7
<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>
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1600 - 1615	4	0	0	4	0	0	0	0
1615 - 1630	6	0	0	6	1	0	0	1
1630 - 1645	1	0	0	1	2	0	0	2
1645 - 1700	6	0	0	6	0	0	0	0
<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>
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### 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>
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1600 - 1615	120	1	2	123	67	1	1	69
1615 - 1630	116	1	1	118	69	1	1	71
1630 - 1645	136	2	2	140	77	0	0	77
1645 - 1700	149	0	1	150	78	1	2	81
<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>
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Tel: 07503 328401  
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10<sup>th</sup> February 2017

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 S1606/OL - Development off Oakington Road, Cottenham**

Cottenham Parish Council has reviewed the recently-notified material provided on behalf of the above application and continues to strongly recommend refusal of this proposal.

We note the proposed changes with the following observations:

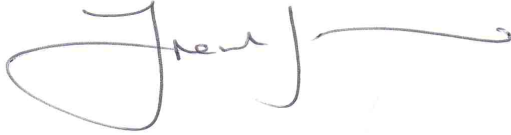
- a) There is an assertion that established access rights would enable the developer to upgrade the surface of the track to provide a shorter pedestrian-only access route between the site and the village core. We challenge this assertion, especially as it may compromise established vehicle access held by neighbours. We also doubt that the path can be suitably upgraded with footway lighting to keep it safe for use as a pedestrian access route to the village. These issues should be resolved beyond legal doubt before the route can be used to establish distances from the village core or any development permission considered. A solicitor's incomplete opinion is not enough to remove this doubt which could prevent or considerably delay construction, reducing the claimed benefit in terms of housing delivered.
- b) Linking the proposed development sites reinforces the potential for these developments to become an unsustainable "Little Cottenham", closely connected to one another but detached from the established settlement, more than 800 metres walking distance from most village facilities and more than 400 metres from the nearest bus stop with a frequent public transport service to Cambridge. In addition, we remain concerned that the linkage risks creating a "rat-run" as traffic attempts to by-pass the overloaded Oakington Road / Rampton Road roundabout. Since no other application has yet been approved, this routing cannot be claimed as a second vehicular access route, necessary – according to Cambridgeshire Fire & Rescue - for schemes of more than 100 houses.

- c) The proposed “improvement” to the Oakington Road / Rampton Road roundabout may, considering this proposed development in isolation, be enough to reduce congestion at this overloaded roundabout however the traffic calculations made are not as robust as claimed and the proposed layout changes to the roundabout introduce planning and safety risks:
- a. The traffic data used and the subsequent modelling is not as robust as claimed and, as a result, there will be even more frequent overloading of this and subsequent roundabouts in the local road network. Understandably the traffic consultants have attempted to downplay the likely traffic levels and ignore the possible consequences of cumulative developments. Our own assessment of the traffic consequences of cumulative development show that even the more draconian solution to this roundabout proposed by Gladman’s consultants, and adopted here, is unlikely to cope with the traffic levels in a manner consistent with respect of the setting of the neighbouring listed buildings and the wider setting within a village.
  - b. The inclusion of speed cushions to manage traffic speeds along Rampton Road is an issue of concern to residents, especially those adjacent to the cushion sites, as we receive regular complaints about noise and vibration caused by bumps elsewhere in Cottenham. We understand a local consultation will be needed before these can be approved.
  - c. The roundabout is within the setting of the **Grade II listed 1853 Moreton almshouses** and would bring heavy traffic closer to them with vibration likely to compromise these foundation-less buildings, while cyclists and residents, especially the elderly residents of the almshouses (#25-#39 Rampton Road) but also the properties that front directly onto the existing roundabout (#40, #42, and #43 Rampton Road, #2 and #4 (Oakington Road) will be exposed more intimately to the threats posed, especially by larger articulated vehicles manoeuvring around, and often across, such a roundabout. The number of elderly neighbours to the roundabout must require a higher than usual standard of road safety, otherwise these, otherwise truly affordable, homes will become impossible to let to those who most need them.
    - The applicant has not, as required by **NPPF 128**, described the significance of this heritage asset in the context of the development nor has the impact of the development been properly assessed applying the necessary expertise.
    - Under **NPPF 129**, SCDC as the Local Planning Authority should identify and assess the particular significance of any heritage asset affected taking account of any necessary expertise – presumably the SCDC Design Enabling Panel in this case with advice from external independent specialists.
    - The most recent **Building Survey Report** prepared by Hugo Prime (a Chartered Building Surveyor with a University of Cambridge Certificate in Historic Building Conservation) attributed damage to the window surround bricks of #25 and #27 to frost action following water being splashed up from standing puddles by passing vehicles. The rainwater gullies in this area and along to the Village Green need significant augmentation if this problem is not to get much worse as traffic increases substantially as a result of this and other possible developments.

Any development leads to considerable amounts of “muckaway” traffic which, if routed through Cottenham, passes very close to the fronts of many houses in the Conservation Area, many being Grade II listed. In the event of this application being approved, we request a condition preventing that traffic flow through Cottenham High Street.

All other points we have previously raised continue to apply. Permission should be refused.

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

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24<sup>th</sup> February 2017

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 S/1606/OL - Development off Oakington Road, Cottenham**

Cottenham Parish Council has considered the new Heritage Statement and offers these comments.

In order to mitigate the congestion effects of the greatly increased traffic arising from the construction of up to 126 homes on Oakington Road, significant changes have been proposed to Rampton Road and, in particular the roundabout linking Oakington Road with Rampton Road. The significance of those changes to the setting of Grade II Listed Buildings, namely 25 - 39 (odds) Rampton Road, known collectively as the Moreton Almshouses, has now to be considered properly and thoroughly by both the developer and Local Planning Authority, as required by **NPPF 128 and 129**.

The Heritage Statement does not describe adequately, **as required by NPPF128**, but rather downplays the significance of the heritage asset, including any contribution made by its setting, effect on views to and from the buildings and the potential economic and social impact of the enlarged roundabout on the economic and social viability of the almshouses. It appears that inadequate evaluation methodology and expertise have been applied to the assessment since only minimal illustrative or technical material has been provided, and then dispersed within information about other less-affected assets. We are also concerned by the lack of independence when the author is also the developer's agent and lack of diligence when "cutting and pasting" from a Heritage Statement prepared for another purpose in another place.

This roundabout is within the setting of the **Grade II listed 1853 Moreton almshouses** and would bring much more traffic closer to them with vibration likely to compromise these foundation-less buildings, while cyclists and residents, especially the elderly residents of the almshouses (#25-#39 Rampton Road) but also the properties that front directly onto the existing roundabout (#40, #42, and #43 Rampton Road, #2 and #4 (Oakington Road) will be exposed more intimately to the noise, pollution and safety threats posed, especially by larger articulated vehicles manoeuvring around, and often across, such a roundabout. The number of elderly neighbours to the roundabout must require a higher than usual standard of road safety, otherwise these seven, otherwise truly affordable, homes will become impossible to let to those who most need them, nullifying any supposed benefit from the primary 8 affordable homes possibly deliverable within 5 years as part of the proposal. The long-term social and economic viability of the almshouses

themselves is threatened. These buildings are not a just historic work of art to be conserved and admired at a distance, they are homes to some of our most vulnerable residents whose quality of life is threatened.

Under sections 16 and 66 of the **Town & Country Planning Act 1990** (cited in **SCDC's "Listed Buildings: Works to or affecting the setting of"** paragraph 2.21) concern is expressed about the effect on the economic viability of the affected asset.

**SCDC policy CH/4** requires that permission will not be granted for an application that "adversely affects the wider setting of a listed building"; this policy also requires the provision of "clear technical and illustrative material to allow that impact to be properly assessed". The "Built Heritage Statement" does not even include a photograph of the buildings or their setting, either before or after the proposed change and has misleading information about the current setting, does not mark the location of the Almshouses and some houses adjacent to the roundabout have been erased. Any assessment of "neutral impact" must be regarded as superficial, ill-informed and unreliable.

There is no evidence that the **English Heritage** methodology for assessing "setting and social and economic impact" has been followed. The statement makes no mention of the purpose of the almshouses as truly affordable homes in the community or how reduced amenity and safety for the elderly residents threatens the economic and social viability of the seven almshouses – truly affordable homes for those most in need, which are already suffering damage from the effects of traffic and poor road drainage.

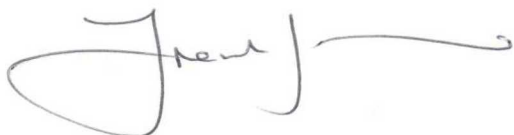
The most recent **Building Survey Report** prepared by Hugo Prime (a Chartered Building Surveyor with a University of Cambridge Certificate in Historic Building Conservation) attributed damage to the window surround bricks of #25 and #27 to frost action and erosion following acidic water being splashed up from standing puddles by passing vehicles. The rainwater gullies in this area and along to the Village Green need significant augmentation if this problem is not to get much worse as traffic increases substantially as a result of this and other possible developments. This surface water issue has been recognised but not remedied for many years and is even cited as a problem in the Cottenham Village Design Statement.

There is no evidence that the Local Planning authority – SCDC – has adequately complied with its duty under **section 67 of the Planning (Listed Buildings & Conservation Areas) Act 1990** to publicise this planning application **S/1411/16/OL** as one that affects the "setting of a listed building".

Together these omissions and oversights make it impossible for SCDC to comply with **NPPF129** in coming to anything less than a "significant harm" conclusion as to the effects of the proposed roundabout on the wider setting of the Listed Buildings.

All other points we have previously raised continue to apply. Permission should be refused.

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: Some illustrative information



**Fig. 1 John Moreton 1853 Almshouses – operated by Cottenham Charities**

“Almshouses, dated 1853 on stone panel to front wall. Gault brick with red brick door and window arches and terracotta band. Embattled hipped roof of fishscale pattern slate to centre, with lower flanking wings with end parapets on kneelers. Moulded brick eaves cornice and five end and ridge stacks with projecting capping, string courses and splayed offsets to bases. Plan of higher centre block with flanking wings. Two storeys with frieze of terracotta between. Centre block has canted front and alternating red and yellow bricks to pointed two centred arches to two-light casement with Y glazing bars. Similar arch to boarded door with cover strips. Wings have drip moulds with return stops to three casements in square heads, the centre window is blind. At ground floor two similar window flanks two adjacent doorways. The wing to the left hand has six window openings, with two blind windows.” Listing NGR: TL4457367150

**NB Note the uncluttered view, including the relative absence of street furniture.**

#2 and #4 Oakington Road hidden under table

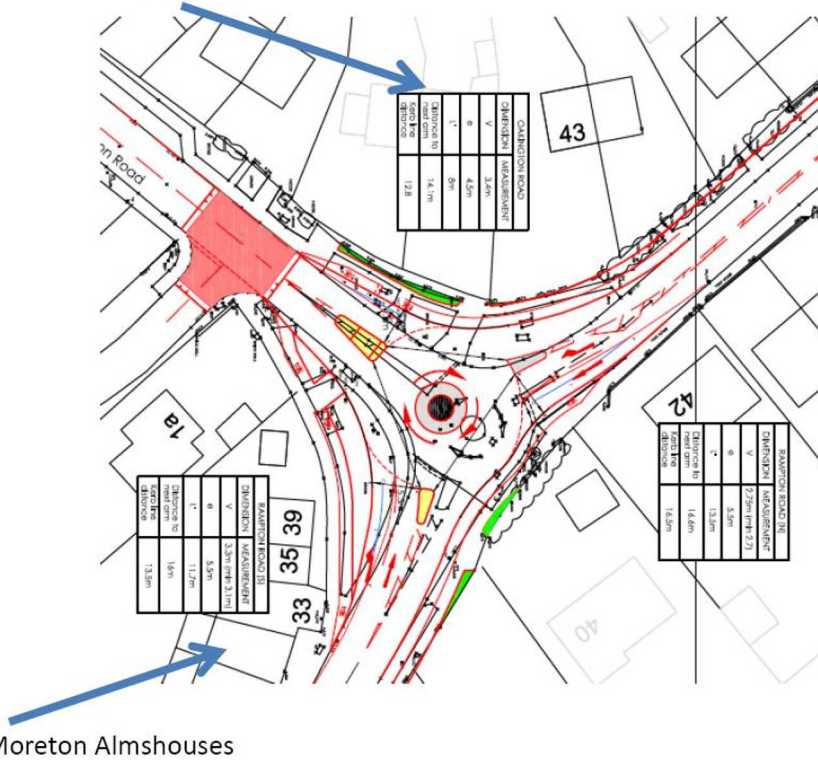


Fig 2: Proposed "improvement" to Oakington Road / Rampton Road roundabout

The proposed changes inherently affect the views to and from the Listed Buildings (4.38 of the SDC SPD "Listed Buildings: Works to or affecting the setting")



Fig 3: The missing #2 and #4 Oakington Road re-instated



**Fig 4: Illustrative view of the effect on the setting of the almshouses (on left of diagram)**

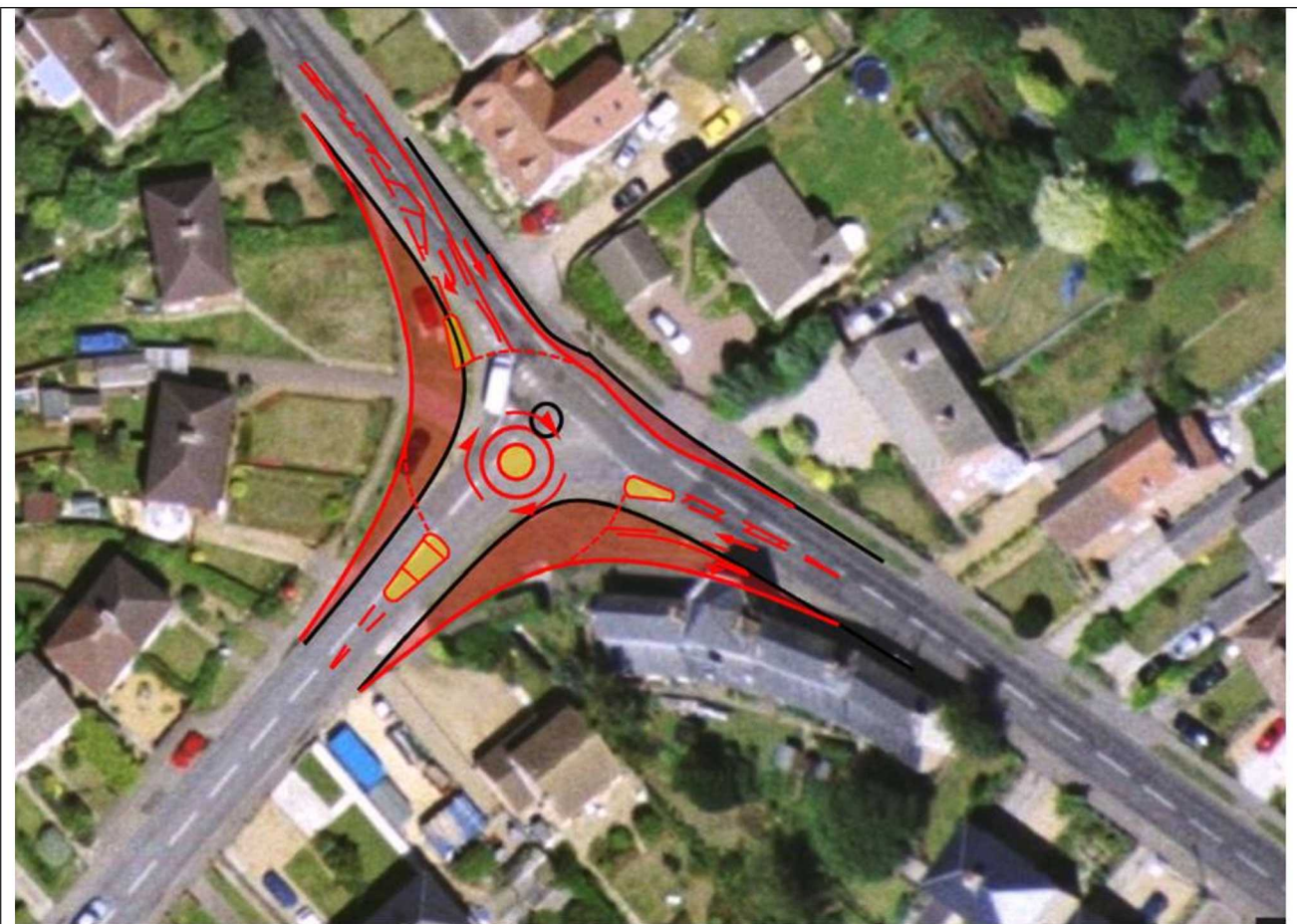


Fig 5: Artist's impression of the proposed roundabout, almshouses and their setting

2017-03-28

CPC recommends refusal of this application.

We note the deed document however evidence is required of similar rights for the other plots and not just the 2 mentioned. It still doesn't show ownership of the access road. Additionally we note the new drainage document however it doesn't show Old West Internal Drainage Board rates which are required - needs to refer to 1.1l per second.

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

<b>Cottenham – Oakington Road (S/1606/16/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	£194,400
Primary School	CCC	£486,000
Libraries and lifelong learning	CCC	£18,906
Transport	CCC	£147,000
Sports	SCDC	£60,000
Children's play space	SCDC	£70,000
Indoor community space	SCDC	£130,000
Household waste bins	SCDC	£73.50 per house and £150 per flat
Monitoring	SCDC	£2,000
Healthcare	SCDC	£41,420
Burial space	SCDC	£26,460
Community transport scheme	SCDC	£84,000.42
<b>TOTAL</b>		<b>£1,260,184</b>
<b>TOTAL PER DWELLING</b>		<b>£10,001.48</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).

### Planning condition infrastructure summary:

<b>Item</b>	<b>Beneficiary</b>	<b>Summary</b>
Highways	CCC	Bus shelter to be installed at the bus stop outside 25 Rampton Road
Highways	CCC	New footway linking access road to link site to previously approved

		development to the East (36 Oakington Road)
Highways	CCC	Roundabout improvements at the Rampton Road/ Oakington Road Junction need to be implemented prior to occupation of the development.
Transport	CCC	A Travel Plan Travel Plan will need to be provided for agreement with the County Council.



**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>	£194,400
<b>Fixed / Tariff</b>	
<b>Trigger</b>	50% of the contribution upon commencement of development  50% payable prior to occupation of 50% of dwellings
<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) 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 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 1048 1350 1485"> <thead> <tr> <th></th> <th>Early Years</th> <th>Primary</th> </tr> </thead> <tbody> <tr> <td>Land off Rampton Road (S/1411/16)</td> <td>£286,200</td> <td>£715,500</td> </tr> <tr> <td>Land at Oakington Road (S/1606/16/OL)</td> <td>£194,400</td> <td>£486,000</td> </tr> <tr> <td>Land north east of Rampton Road (S/2876/16)</td> <td>£220,800</td> <td>£772,800</td> </tr> <tr> <td>36 Oakington Road (S/1952/15) * Already secured</td> <td>£59,400</td> <td>£148,500</td> </tr> <tr> <td><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) * Already secured	£59,400	£148,500	<b>Total</b>	<b>£760,800</b>	<b>£2,122,800</b>
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<b>Total</b>	<b>£760,800</b>	<b>£2,122,800</b>																	
<b>Quantum</b>	£486,00 for Primary Education																		
<b>Fixed / Tariff</b>	Fixed																		
<b>Trigger</b>	50% of the contribution upon commencement of development  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>	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.

<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 315 new residents (126 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 £18,906.30 (315 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> </ul>

	<ul style="list-style-type: none"> <li>Decreasing the size of the workroom/staffroom and adding the space freed up to the library area.</li> </ul>
<b>Quantum</b>	£18,906.30
<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>	<p>A commuted sum of £7,000 for the ongoing maintenance of the shelter (at 25 Rampton Road) to be paid to the County Council – on completion of the shelter, for the County to pass to the Parish Council</p> <p>A contribution of £6,000 towards a local highway improvement scheme at Water Lane/ Oakington Road Junction. – Prior to commencement of development</p> <p>A contribution of £134,000 towards Histon Road bus and cycle way improvements as part of the Cambridge City Deal – Upon commencement of the City Deal works</p>
<b>Quantum</b>	£147,000
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	As set out 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 £130,000 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 £130,000 sports contribution the Council seeks a contribution of £60,000 with the difference (£70,000) being added to offsite indoor community space contribution.</p>
<b>Quantum</b>	£60,000
<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="711 439 1142 654"> <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>	£70,000 towards offsite MUGA or other older children's play facility										
<b>Fixed / Tariff</b>	Fixed										
<b>Trigger</b>	£70,000 MUGA contribution payable prior to occupation of 75 dwellings  LEAP to be provided and available for use prior to occupation of 50 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 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="625 1283 1230 1464"> <thead> <tr> <th></th> <th>Informal open space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>5.4 m2</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> </tr> </tbody> </table>		Informal open space	1 bed	5.4 m2	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
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<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>	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>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 £60,000 being payable.</p> <p>As explained above (under 'Sports') this contribution would be supplemented by a contribution of £70,000 from the reduced sports contribution meaning a total contribution of £130,000 towards this project.</p> <p>Currently the estimated cost is £2.5m for the build (including fees). The 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.</p>
<b>Quantum</b>	£130,000
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	To be paid prior to the occupations of 30 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>	£2,000
<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>	Open space in new developments SPD
<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</p>



	responsibility of the open space areas and play areas passes to plot purchasers in the event of default.  For clarity this provision applies to all areas of open space including (but not exclusive to) the community woodland and SUDS areas
<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>302</td> <td>20</td> <td>-59.16</td> <td>£41,420</td> </tr> <tr> <td><b>Total</b></td> <td><b>585</b></td> <td><b>20</b></td> <td><b>-59.16</b></td> <td><b>£41,420</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	302	20	-59.16	£41,420	<b>Total</b>	<b>585</b>	<b>20</b>	<b>-59.16</b>	<b>£41,420</b>
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Additional capacity	302	20	-59.16	£41,420																																			
<b>Total</b>	<b>585</b>	<b>20</b>	<b>-59.16</b>	<b>£41,420</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 £41,420.</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>	£41,420
<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.

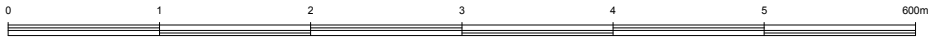
A	Purchase price per acre of land (£250,000)	£250,000
B	Cost of laying out each acre of land, car parking, fencing, benches, footpaths, landscaping etc (£100,000)	£100,000
C	Total cost of purchasing and laying out 1 acre of burial land (A + B)	£350,000
D	Number of single burial plots than can be achieved 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	30%

		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 ( $E \times H$ )	£210.00
<b>Quantum</b>	£210 per dwelling (i.e. £24,460 if 200 dwellings are built)		
<b>Fixed / Tariff</b>	Tariff		
<b>Trigger</b>	To be paid in full prior to occupation of 50 dwellings		
<b>Officer agreed</b>	YES		
<b>Applicant agreed</b>	YES		
<b>Number Pooled obligations</b>	None		

<b>Ref</b>	OTHER3
<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 providing day trips to residents.</p>
<b>Quantum</b>	£666.67 per dwelling (i.e. £84,000.42 if 126 dwellings are built)
<b>Fixed / Tariff</b>	Tariff
<b>Trigger</b>	To be paid in full prior to occupation of 50 dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	None



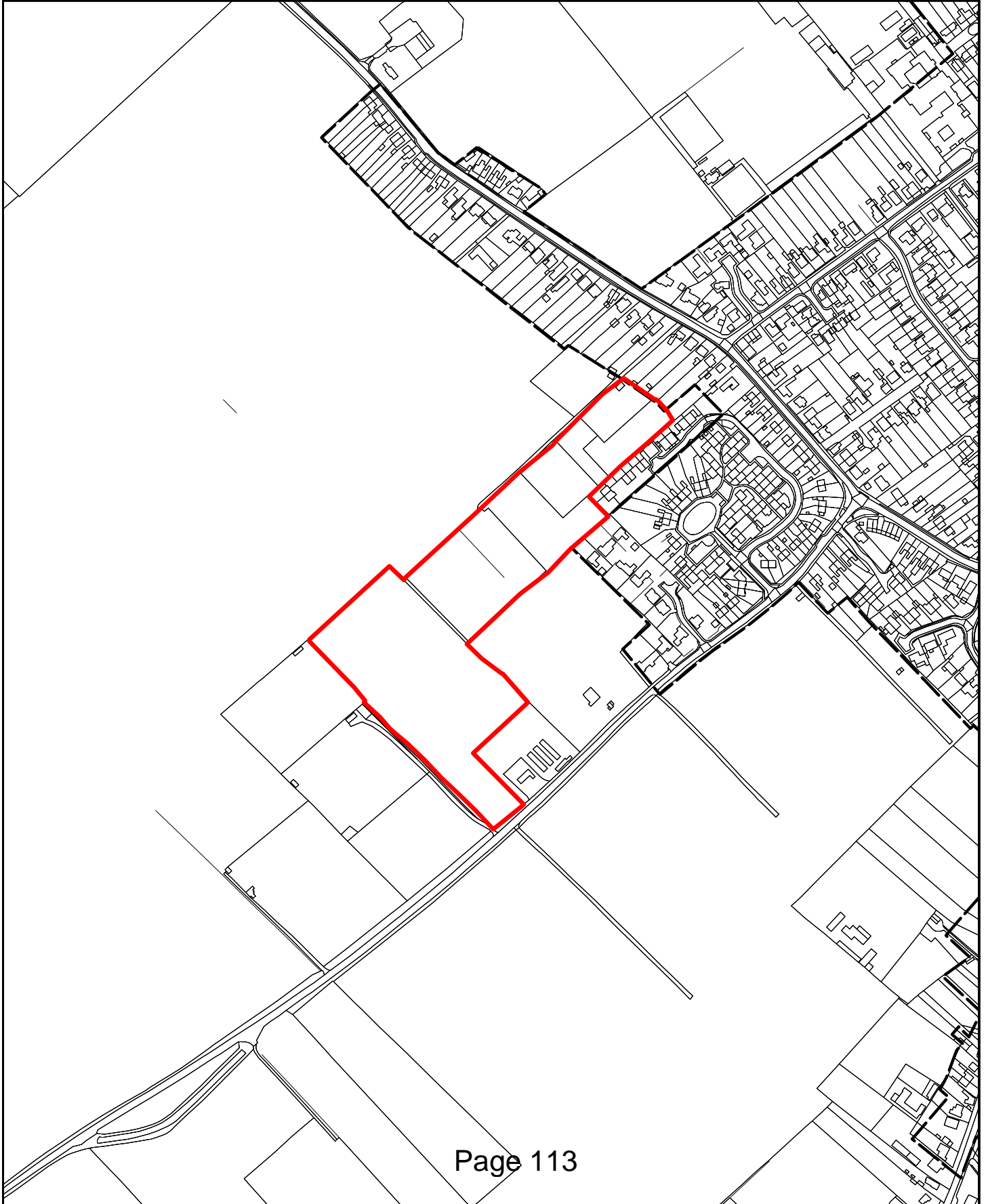
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Date of plot: 25/04/2017



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Cambridgeshire  
District Council**

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# Agenda Item 6

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee 10 May 2017  
**AUTHOR/S:** Joint Director for Planning and Economic Development

**Application Number:** S/0077/17/FL

**Parish:** Cottenham

**Proposal:** Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of two new dwellings (one with extant planning permission) with a new vehicular access.

**Site address:** 2 Denmark Road

**Applicant:** Amber Developments

**Recommendation:** Delegated Approval

**Key material considerations:** Impact upon character and appearance of Conservation Area  
Impact upon residential amenity of neighbouring dwellings.

**Committee Site Visit:** Yes

**Departure Application:** No

**Presenting Officer:** Chris Morgan, Senior 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:** 12 May 2017 (Extension of time agreed)

**Advertised:** 18 January 2017

### Executive Summary

1. This proposal is for a total of 3 dwellings (including one replacement dwelling). Planning permission was given in 2014 for a single additional dwelling on this site frontage. A more recent planning application (S/2117/16) was refused for a replacement dwelling and three additional dwellings (S/2117/16/FL- total 4). On the grounds of a lack of on site affordable housing provision and the development was considered to have an adverse impact upon the residential amenity of the occupants of 7 Sovereign Way. The amended proposal now considered to be acceptable in principle subject to conditions, as the scheme is now below the threshold for on site affordable housing provision. A single dwelling is proposed at the rear of the site which would be located at a sufficient distance from the neighbouring dwellings to prevent any significant overbearance, sense of enclosure or loss of light to

neighbouring dwellings in accordance with adopted District Design Guide. The proposal will not result in the loss of any significant buildings and the form and design of the proposal is considered to preserve the character of the Cottenham Conservation Area.

### **Planning History**

2. S/2117/16/FL - Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of three new dwellings (one with extant planning permission) with a new vehicular access – Refused under delegated power's to officers due to lack on on-site affordable housing provision (contrary to policy H/9 of the Local Plan) and for the enclosing impact upon the rear of property at number 7 Sovereign Way.

S/2585/15/FL – Demolition and replacement of existing dwelling and erection of 2 semi-detached 3 bedroom dwellings on rear garden with driveway, access and parking – Withdrawn

S/1651/14/FL – 3 dwellings – Withdrawn

S/2470/13/FL – 3 Bedroom detached dwelling, driveway and detached garage – Approved

S/2302/88/O – Erection of 6 Flats – Refused

### **National Planning Policy Framework**

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

### **Development Plan Policies**

4. **Local Development Framework**

ST/2 Housing Provision  
ST/5 Minor Rural Centre

5. **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/5 Cumulative Development  
DP/7 Development Frameworks  
HG/1 Housing Density  
HG/2 Housing Mix  
HG/3 Affordable Housing  
NE/1 Energy Efficiency  
NE/6 Biodiversity  
NE/11 Flood Risk  
NE/15 Noise Pollution  
CH/4 Setting of Listed Buildings  
CH/5 Conservation Areas  
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

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

Development Affecting Conservation Areas – Adopted January 2009  
Open Space in New Developments – Adopted January 2009  
District Design Guide – Adopted March 2010  
Cottenham Village Design Statement – Adopted November 2007

7. **South Cambridgeshire Local Plan Proposed Submission July 2013**

S/3 Presumption in Favour of Sustainable Development  
S/5 Provision of New Jobs and Homes  
S/7 Development Frameworks  
S/9 Minor Rural Centres  
HQ/1 Design Principles  
H/7 Housing Density  
H/8 Housing Mix  
H/9 Affordable Housing  
H/15 Development of Residential Gardens  
NH/4 Biodiversity  
NH/14 Heritage Assets  
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  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision  
TI/8 Infrastructure and New Developments

**Consultation**

8. **Cottenham Parish Council** - recommend refusal for the following reasons:

‘Demolition – there is insufficient evidence provided of structural problems and the property is a good example of the traditional Cottenham workers cottage. Independent structural engineers report required. Even if the property is proved to be unsound, there need to be measures in place to reuse materials as per PPG15.

Access – the properties would access directly onto Denmark Road, too close to the junction with the High Street and there are inadequate visibility splays. Cottenham also has a strong linear street design.

The rear property could impact residential amenity to properties in Sovereign Way. There is no light survey provided and given the orientation of the rear property it could impact on the light of properties in Sovereign Way.

Should members be minded to approval the scheme the Parish council would like a condition attached to resolve surface water issues on this site prior to development.’

9. **Highways** – No objections, subject to conditions requiring the completion of footway works prior to occupation, the submission of a traffic management plan and that the driveway be constructed using bound material.
10. **Trees Officer** – No objection subject to a condition requiring the implementation of recommended tree protection measures prior to commencement of, and for the duration of all construction works.
11. **Historic Environment Team (Archaeology)** – No objection subject to a condition requiring a written scheme of investigation to be submitted to and approved in writing prior to development.
12. **Environmental Health (Noise) Officer** – Raises no objections but recommends conditions to restrict the hours of power machinery during construction, prevention of burning of waste on site and requiring a method statement to be approved in the event of pile foundations being used.
13. **Environmental Health (Contaminated Land) Officer** - No objections to the proposal and no conditions proposed.

### **Representations**

14. Objections have been received from the owner/occupiers of 5 neighbouring properties, namely 5 Sovereign Way, 7 Sovereign Way, 10 Denmark Road, 12 Denmark Road and Polarglaze Ltd at Unit D, 299 High Street High Street raising the following concerns:
  - i. Loss of privacy to dwellings at 5 and 7 Sovereign Way from overlooking from side facing windows.
  - ii. Loss of privacy to rear facing windows and garden of 10 Denmark Road
  - iii. Overshadowing of gardens and rear facing habitable rooms of dwellings at 5 and 7 Sovereign Way;
  - iv. Adverse impact upon residential amenities of neighbouring occupants from noise and disturbance from the proposed parking area;
  - v. Overbearance upon the rear of properties at 5 and 7 Sovereign Way;
  - vi. Adverse impact on ecology and biodiversity;
  - vii. Impact on trees;
  - viii. Overdevelopment of the site.
  - ix. Backland development which is at odds with the character of the Conservation Area
  - x. Damaged fence bordering number 2 and 10 Denmark Road should be replaced and maintained in perpetuity by occupants of the site.
  - xi. Development will add to existing parking pressure on Denmark Road.
  - xii. Any construction should only be carried out during sociable hours.

- xiii. New housing will cause a conflict of interest with the commercial units to rear of the site.

## **Planning Assessment**

### **Principle and density**

- 15. Cottenham is designated as a Minor Rural Centre under Core Strategy Policy ST/5 of the Local Development Framework 2007. In such locations, residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings will be permitted within the village frameworks. The site is within the Development Framework where new residential development is acceptable in principle under policy DP/7 – Development Frameworks. The proposed site is approximately 1270 sqm in area meaning that 3 dwellings on the site would achieve a density of approximately 24 dwellings per hectare. This is less than the minimum of 30 dwellings per hectare required by policy DP/1 however, due to the narrow width of the plot and the constraints of the site this density is considered acceptable for the site.

### **Character and appearance of the Conservation Area**

- 16. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 Act requires that in determining applications Local Authorities pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 17. Cottenham does not have a formally adopted Conservation Area appraisal; however the adopted Cottenham Village Design Statement Policy specifically encourages development which reflects the characteristic of streets with purposeful lines. The Statement describes on page 14 how ‘In some cases the house is set back from the street edge, but walls or railings enclosing a small front garden maintain the alignment..’ and that ‘ Buildings in a wide variety of styles have generally been satisfactorily combined because of their sympathetic relationships in terms of scale, height, massing and alignment.’
- 18. Denmark Road itself contains a variety of historic and modern buildings of varying scales, designs, spacing and whilst many have front alignments with the roadside this characteristic did not exist historically along the adjacent section of Denmark Road to the east. Indeed, this part of Denmark Road has seen a series of modern developments, including the 4 neighbouring dwellings to the east. These have now established and reinforced the ‘set back but aligned’ character recognized in the Cottenham Design Statement and common throughout the village and Cottenham Conservation Area.
- 19. The proposed new and replacement dwellings on the front of the site would be set back slightly from the site frontage behind a low railings to match those in front of the existing and proposed neighbouring dwellings. The replacement dwelling has a slightly narrower frontage and lower roofline to that of the existing dwelling. However, as viewed from Denmark Road it would appear to be of a very similar scale and mass. The front rendered brick dwelling would be replaced with a buff brick and slate dwelling, to match those proposed of the previously approved. The dwelling to the east of the site compliments those of the adjacent modern ‘Villa’ style detached dwellings at numbers 10 - 16 Denmark Road. Both dwellings would continue the linear alignment of dwellings along Denmark Road and be of a style

and character considered to be in keeping with the established street scene and preserve the character of the Cottenham Conservation Area.

20. The single detached dwelling proposed at the rear of the site would be relatively well screened from public views from Denmark Road and the High Street due to its set back behind the dwellings proposed on the road frontage. The form of surrounding development established by the single-storey industrial units to the south, the modern dwellings on Brenda Gautrey Way and Sovereign Way, as well as the garage buildings and parking areas to the rear of numbers 10 and 12 Denmark Road are all set behind the historic buildings fronting onto on the High Street and along Denmark Road. Therefore the erection of a single dwelling in this location, with parking areas to serve the three dwellings proposed is not considered to be out of keeping with the form and character of the area and would preserve the character and appearance of the this part of the Cottenham Conservation Area.
21. The proposal does involve the demolition of a late 19<sup>th</sup> century detached, part rendered brick and slate roofed, former farm worker's cottage. The applicants have provided a description of the relatively poor state of repair and cramped internal layout of the dwelling, but it does appear to be of relatively sound construction. However, unlike the now superseded PPG15, the NPPF does not explicitly require that a structural engineers report be provided in support of applications involving the demolition of a building within the Conservation Area, but does require that Local Planning Authorities identify and assess the particular significance of heritage assets and assess any harm to these assets should be balanced against the wider benefits of the proposal. The dwelling is not listed and is not considered to be of significant historic or architectural merit to warrant preservation in and of itself, but does contributes to wider street scene and Cottenham Conservation Area, due particularly to its characteristic front aligned form, which is common, but not ubiquitous, to this part of the Cottenham Conservation Area
22. However, the loss of the building will enable the site to be served by suitable visibility splays to provide an additional dwelling at the rear of the site which will help to meet the identified housing need in a sustainable location and for the reasons outlined in paragraphs 17-21 above the design and form of the replacement dwelling is considered to be preserve the character and appearance of the Cottenham Conservation Area

### **Setting of Listed Buildings**

23. The dwellings site lies diagonally across from the grade II listed 'The Chequers Public House' and war memorial and would most closely visually relate to these dwellings. However, the development would not block public views nor significantly harm the setting of these buildings due to the distance of separation and the continuation of the linear form of development along Denmark Road. For these reasons the setting of these listed buildings would be preserved and the development is considered to accord with policy CH/4 of the adopt Development Control Policies DPD.
24. **Parking and highway safety**  
  
The proposal includes provision of 8 standard parking spaces and adequate turning areas to the rear of the site to serve the dwellings. This is in accordance with adopted parking standards and policy TR/2 of the adopted Development Control Policies DPD.

25. The development would also involve the creation of a new 5 metre wide vehicular access point and driveway between the dwellings fronting onto Denmark Road. By setting the replacement dwelling back from the footpath on Denmark Road, a vehicular visibility splay of 2 x 26 metres is proposed to the west of the access and 2 x 43metres towards the east. The splay to the edge of the carriageway only is shown on the submitted plans. However, the applicants have provided a justification from a consultant engineer for the reduced visibility splay to the west, on the basis that due to the close proximity (50m) to the junction with High Street there would be unlikely to be any overtaking along this stretch of the highway. Therefore left hand lane (oncoming traffic from the west) would achieve a splay of 39 metres. Highways Officers have raised no objections and it is not considered by officers to constitute a danger or inconvenience to highway users and is considered in accordance with policy DP/3 of the LDF.

### **Trees and Landscaping**

26. It is not considered that the proposed dwelling or its foundations would have any significant impact on the mature trees to the rear of number 2. Tree protection measures are recommended and are proposed to be conditioned as part of any permission granted to ensure the tree are protected and not damaged during construction.
27. An indicative landscaping arrangement has been provided and, subject to the retention of important trees within the site as indicated on the tree survey provided the proposal would not result in the loss of any significant areas of natural habitat and the loss of an area currently laid to residential garden on the existing site is not considered to warrant a reason for refusal when weighed against the provision of housing proposed on the site. A condition requiring the submission of a suitable landscaping scheme be implemented prior to occupation is suggested.

### **Residential amenity**

28. **Impact upon 10 Denmark Road\_-** The new dwelling proposed at the rear of the site would be located 34 metres from the rear elevation of number 10 at their nearest point which is in excess of the recommended distance of 25 metres for elevations containing habitable windows. For this reason the proposal would not create any significant overlooking views into the habitable rooms or private amenity areas of number 10 Denmark Road. The bulk of the new dwelling proposed west of the neighbouring property No. 10 Denmark Road, would be located next to the gable end of that property and would not cause any significant loss of light, visual intrusion or overshadowing. The two storey projection to the rear of the proposed dwelling would however extend beyond the main gable of the neighbour and would be visible from its rear windows and the side windows in its own rear projection. The two storey element would project approximately 3 metres behind the rear facing windows in the main rear elevation of the neighbouring dwelling but would be sited 2.5 metres from the neighbouring dwelling. The extension would comply with the 45 degree rule of thumb test and it is not considered that it would cause any significant loss of light, visual intrusion or be overbearing to those windows. It would cause some loss of evening light to the patio area adjacent to the rear of the neighbouring dwelling, however given the fact it is not directly on the boundary and is angled away from it at the rear it is not considered that the loss of light would cause significant harm to the residential amenity of the neighbour. The side facing windows in the kitchen of the neighbouring property would directly face the rear element of the proposed dwelling, however at a distance of 7 metres, and a kitchen is not considered to be a habitable room within the definition. The proposed

dwelling would not be unduly overbearing or cause any significant loss of light or overshadowing to those windows. The insertion of new first floor windows in the side elevations of the property would have the potential to impact on the privacy of neighbour however this could be adequately mitigated by the removal of permitted development rights for the insertion of new windows.

- 29. Impact upon 7 Sovereign Way\_-** The single dwelling at the rear of the site would present a two storey gable wall 16 metres from the rear facing habitable windows of the nearest neighbouring dwelling at number 7 Sovereign Way of (compared with 11 metres in the previous scheme) and is in accordance with adopted District Design Guide which recommends a minimum of 12 metres of separation from blank wall to habitable windows. There are no windows (other than an obscurely glazed window serving a bathroom) proposed in the side elevation which would afford overlooking views. The proposal is considered to preserve the residential amenity of neighbouring properties on Sovereign Way above a level at which they can reasonably expect to enjoy. The insertion of further new first floor windows in the side elevations of the property would have the potential to impact on the privacy of neighbours however this could be adequately mitigated by the removal of permitted development rights for the insertion of new windows.
- 30. Impact upon the occupants of 5 Sovereign Way -** Due to the greater distance from the rear of the property at number 7 Sovereign Way and the offset position (the new dwelling would lie directly to the rear of number 7) it is not considered that the proposal would result in an unacceptable impact upon the occupants of number 5 Sovereign Way.
- 31.** The parking arrangement would be likely to generate a degree of engine and other noise from vehicle movements at the rear of the site. However, the closest parking spaces to number 7 Sovereign Way would be further from the rear of the property than an existing garage serving number 10 Denmark Road and due to existing and proposed boundary treatments it is not considered that the arrangement would necessarily result in an unacceptable loss of residential amenity from noise or disturbance. The parking bays closest to the rear of number 10 itself would be more than 15 metres from the rear of that property and would similarly not result in any significant loss of residential amenity to neighbouring occupants.
- 32.** The director of the glazing firm who occupy the works units to the south of the site have expressed concern that future occupants might experience disturbance from the business due to the proximity of the proposed dwelling. However, the Environmental Health Noise Officer has not raised any objection to this point and the proposed dwelling at the rear of the site would be sited a similar distance from the commercial units as numbers 5 and 3 Sovereign Way, which is significantly further from the units than properties on Leopold Way to the west and lies immediately adjacent to works unit at 299 High Street. For these reasons the future occupants of the buildings would not be likely to experience any significantly adverse impact upon their levels of residential amenity.

#### **Education provision, open space and other community facilities**

- 33.** 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.



Regulation 123 of the Community Infrastructure Levy Regulations prevents the Council from entering into more than 5 section 106 agreements on or after April 2015 that secure money towards the same (i) item or (ii) type of infrastructure. These 5 section 106 agreements are to be counted from April 2010, and as such the majority of South Cambridgeshire villages have already received at least 5 contributions towards (i) offsite public open space and (ii) indoor community facilities.

The Council can confirm that there have been more than 5 general planning obligations entered into for development in the village of Cottenham since 6 April 2010 and therefore in determining this application the planning authority can no longer have material regard to the existence of the planning obligation, notwithstanding their being required under local policy unless there a new projects that had been costed and could meet the CIL requirements tests. There have been no request for contributions toward infrastructure as part of this application.

In this case, the need for contributions towards open space, community facilities and waste receptacles are not considered necessary to make the development acceptable given its small scale.

### **Conclusion**

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

### **Recommendation**

35. Officers recommend that the Committee APPROVE

### **Conditions**

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

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

- b) The development hereby permitted shall be carried out in accordance with the following approved plans: 15/1196/PL.01 REV F, Ha15/1196/PL.02 REV D, 15/1196/PL.04 REV C and 15/1196/PL.05 REV A

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

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

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policies DP/2, DP/3 and CH/4 of the adopted Local Development Framework 2007.)

- d) Notwithstanding the plans hereby approved, prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage using Sustainable Drainage Systems and demonstrating that it achieves a greenfield runoff rate shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include a detailed specification for the diversion of the existing drainage pipe running along the Eastern boundary of the site to the Western side of the dwelling. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

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

- e) Prior to the first occupation of the dwelling hereby approved, the boundary treatments shown on the approved drawings shall be implemented and thereafter retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policies DP/2, DP/3 and CH/5 of the adopted Local Development Framework 2007.)

- f) No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected in accordance with the Hayden's Tree Survey and Arboricultural Impact Assessment Report Ref 5547 and as identified in accompanying plan Ref 5547-D. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations.

(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.)

- g) During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays or before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

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

- h) Should driven piled foundations be proposed then before works commence a construction method statement for the foundations shall be submitted to and approved in writing by the Local Planning Authority.

(Reason - So that noise and vibration can be controlled in the interests of residential amenity in accordance with policy NE/15 of the adopted Local Development Framework 2007.)

- i) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - In the interests of residential amenity and the character and appearance of the Conservation Area in accordance with Policies DP/2, DP/3 and Ch/5 of the adopted Local Development Framework 2007.)

- j) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed at or above first floor level in the side elevations of the dwellings, hereby approved, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- k) The proposed first floor window in the West facing side elevations of the dwellings on plots 4 and 8, hereby permitted, shall be fitted and permanently glazed with obscure glass.

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- l) Prior to the occupation of the dwellings hereby approved the footway works shown on drawing number 15/1196/PL.01 REV F shall be completed and operational.

(Reason - For the safe and efficient use of the adopted public highway in accordance with policy DP/3 of the LDF.)

- m) No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:
- a. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
  - b. Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on street.
  - c. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
  - d. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

(Reason: In the interests of highway safety and in accordance with policy DP/3 of the Local Development Framework.)

- n) The access driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the

adopted public highway.

(Reason: for the safe and effective operation of the highway in accordance with policy DP/3 of the LDF)

- o) The driveway hereby approved shall constructed using a bound material to prevent debris spreading onto the adopted public highway.

(Reason: In the interests of highway safety and to accord with policy DP/3 of the LDF 2007

### **Informatives**

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

### **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 Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

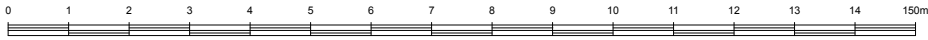
**Report Author:**

Chris Morgan

Senior Planning Officer

Telephone Number:

01954 713259



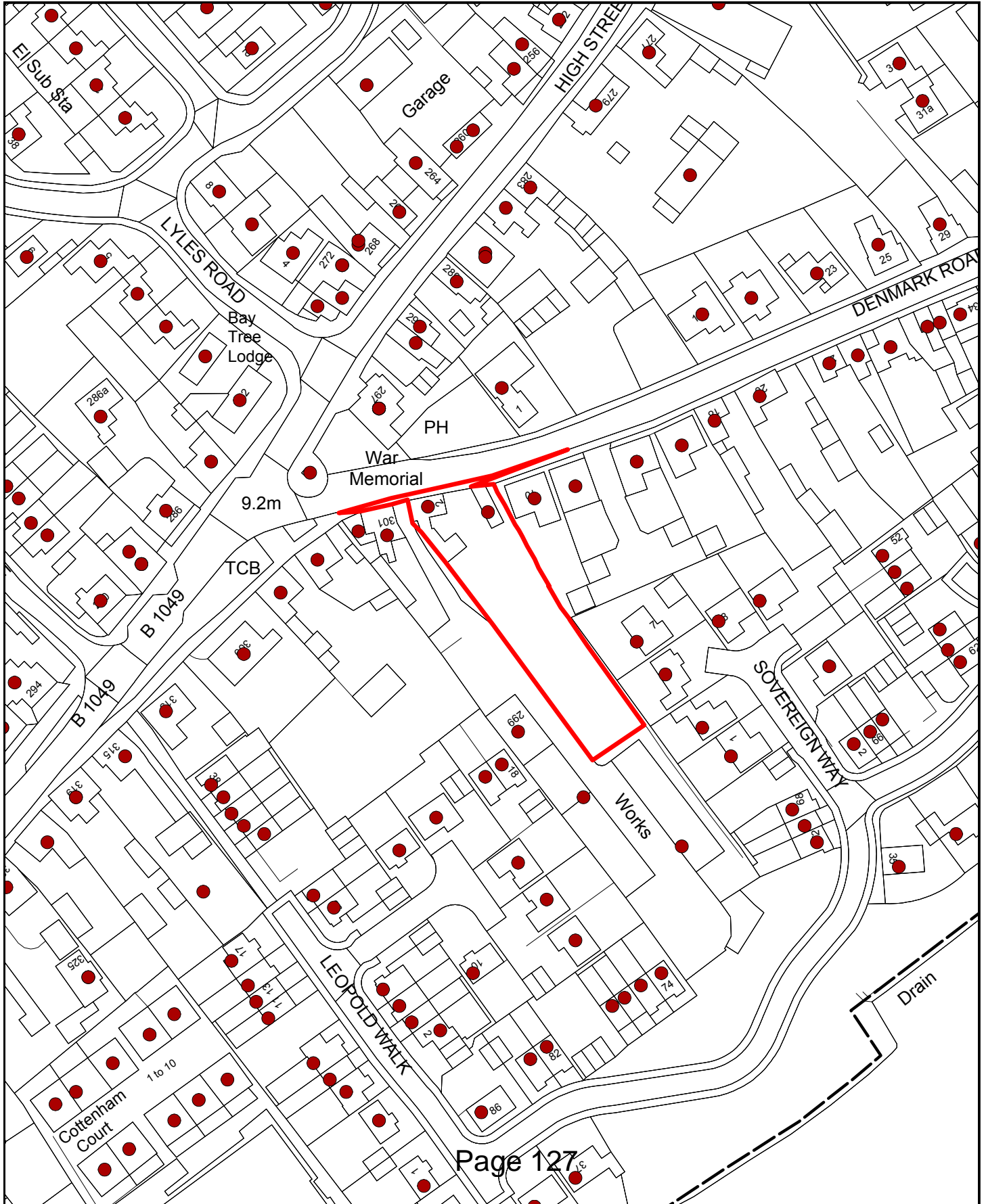
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# Agenda Item 7

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

10 May 2017

**AUTHOR/S:** Joint Director for Planning and Economic Development

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<b>Application Number:</b>	S/0415/17/OL
<b>Parish:</b>	Castle Camps
<b>Proposal:</b>	Outline application for the erection of up to 10 dwellings with all matters reserved except for access
<b>Site address:</b>	Land off Bartlow Road, Castle Camps, CB21 4SX
<b>Applicant(s):</b>	Arbora Homes
<b>Recommendation:</b>	Delegated Approval subject to the completion of a section 106 agreement.
<b>Key material considerations:</b>	Housing supply Principle of development Density Housing mix Affordable Housing Impact on services and facilities Impact on landscape, local character and heritage impact Ecology, trees and hedging Noise and lighting Residential amenity Highway Safety and Parking Archaeology Surface Water Drainage and Foul Water Drainage Contamination Renewable Energy Waste Developer contributions
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	Lydia Pravin, Senior Planning Officer
<b>Application brought to Committee because:</b>	The recommendation of officers conflicts with that of the Parish Council and Local Member, and approval would represent a departure from the Local Plan
<b>Date by which decision due:</b>	10 May 2017

## Executive Summary

1. The proposed development would be located on land adjacent to but outside of the Castle Camps 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. The Balsham, 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).
2. A significant benefit of the scheme is the provision of 40% on site affordable housing and this will fulfil the significant need within the Parish of Castle Camps, 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. The development of up to 10 dwellings will provide towards the lack of five year housing land supply giving rise to significant social and economic benefits through the creation of jobs in the construction industry and an increase of local services and facilities, both of which will be of benefit to the local economy.
3. Castle Camps 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 Haverhill, a market town 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 services and other facilities in Haverhill.
4. There are no objections from statutory consultees and the proposal would not result in significant harm to the character of the landscape, allowing for the retention of the intermittent hedgerow and trees and further hedgerow and tree planting will be provided on the boundaries. This will enable a sense of containment and reduce the impact of the development on the wider landscape to an acceptable degree.
5. In terms of the impact on the Conservation Area and setting of the Grade II listed building the development would be on land that has a ditch along the southern boundary and rises gently to a plateau approx. 2m higher than Bartlow Road. The dwellings are shown as being set back by approx. 15 metres from the site edged red on the site plan which is for illustrative purposes only which will respect the linear character of the dwellings along Bartlow Road. This shows up to 10 dwellings can be accommodated on the site will cause less than substantial harm to the Conservation Area and setting of the Grade II listed building. Officers are therefore of the view that the harm resulting from the proposal is considered to represent less than substantial harm and in accordance with paragraph 134 of the National Planning Policy Framework has been assessed with regard to the public benefits of the development and its optimum viable use.
6. It is considered the public benefits of providing housing to meet the significant deficit in five year housing land supply and chronic shortage of affordable housing. Overall it is considered the development 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.



## Site Planning History

7. S/0599/81/O – Hill Farm PT OSP 77 Castle Camps – Residential Development – refused due the development being contrary to the Settlement Policies incorporated in the approved Structure Plan for Cambridgeshire, wherein it is proposed that development in Castle Camps will be restricted to infilling only. The site is considered to be outside the physical framework of the village and its development would represent an undesirable extension of ribbon development in to the open countryside. Development of the scale proposed beyond the framework of the village, would progressively detract from the open and rural character and appearance of the area

## Planning Policies

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

### **National Guidance**

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

### **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**

10. ST/2 Housing Provision  
ST/6 Group Villages

### **South Cambridgeshire LDF Development Control Policies, adopted July 2007**

11. DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure in New Developments  
DP/7 Development Frameworks  
CH/2 Archaeological Sites  
CH/4 Development Within the Curtilage or Setting of a Listed Building  
CH/5 Conservation Areas  
HG/1 Housing Density  
HG/2 Housing Mix  
HG/3 Affordable Housing  
NE/1 Energy Efficiency  
NE/3 Renewable Energy Technologies in New Development  
NE/4 Landscape Character Areas  
NE/6 Biodiversity  
NE/9 Water and Drainage Infrastructure  
NE/10 Foul Drainage – Alternative Drainage Systems  
NE/11 Flood Risk  
NE/12 Water Conservation  
NE/14 Light Pollution  
NE/15 Noise Pollution  
NE/16 Emissions  
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  
TR/4 Travel by Non-Motorised Modes

**South Cambridgeshire LDF Supplementary Planning Documents (SPD)**

12. District Design Guide SPD – Adopted 2010  
Development Affecting Conservation Areas SPD – Adopted 2009  
Health Impact Assessment SPD – Adopted March 2011  
Affordable Housing SPD – Adopted March 2010  
Open Space in new Developments SPD – Adopted 2009  
Listed Buildings SPD – Adopted July 2009  
Trees and Development Sites SPD – Adopted January 2009  
Landscape and new development SPD – Adopted March 2010  
Biodiversity SPD – Adopted July 2009

**Draft Local Plan**

13. 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 adoption to climate change  
CC/3 Renewable and low carbon energy in new developments  
CC/4 Sustainable design and construction  
CC/6 Construction methods  
CC/7 Water quality  
CC/8 Sustainable drainage systems  
CC/9 Managing flood risk  
HG/1 Design principles  
NH/2 Protecting and enhancing landscape character  
NH/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  
SC/13 Air quality  
TI/2 Planning For Sustainable Travel  
TI/3 Parking provision

**Consultation**

14. **Castle Camps Parish Council** – commented:  
The application was discussed at a Parish Council meeting held on 9/03/17. The meeting was attended by 9 parishioners who raised the following concerns:
15. Sewage drains  
- a few times over the past couple of years and again last week saw the sewage drains block up at a residence along Bartlow Road. Sewage overflowed out of the

drains into gardens, garage, and flowed down the road into the village pond.

Environmental Agency were involved

- Manholes leak sewage frequently
- Can the sewage facilities cope with another 10 dwellings?
- Norwood and 8 Bartlow Road are the last on the sewage system.
- Have Anglian Water and the Environmental agency been consulted about this planning application?

16. Surface water

-The plans suggest that surface water run off will be via ditches and down to the village pond. The pond barley copes with heavy rainfall now.

17. Access

- Access width applied for is 5.5m which is only 0.5m over the minimum requirement. What impact will this have on large trade lorries turning in/out
- What will be the impact of extra cars parking as plans show 3 dwellings without garages. Most houses generally have 2 cars per property
- One of the plans shows access opposite Norwood entrance. Norwood has no visibility to turn out of at present it is a blind turning. This would create a very difficult and dangerous cross roads.
- Parking during school pick up and drop off extends down further than existing pavement and encroaches on to the proposed development. If cars park further along the road it will not be possible for residents to use Norwood turning and will become dangerous for development access
- Will the road be adopted or private?
- Will the bin lorries access the development or will bins be put on road

18. Traffic

- Speed monitoring strips are needed as the survey is incorrect showing average speed of cars travelling in and out of the village at this point at around 31.7/34.2mph. The average speed is much higher than this.

19. Outside Village Boundary

- Grade 2 agricultural land

20. Village information in sustainability report is out of date

- No mobile pre school

21. Footpath should be extended to the public footpath

22. Bungalows would be more suited to the site due to land being lower the opposite side of road

23. Starter homes for young families and smaller homes/ bungalows for downsizing would be more suitable not large family houses

24. Survey took place in 2012/13 stating that no housing was needed

25. Very vague about hedging and soft planting

26. Major concern that if this application goes through then it opens up the land on all the village entrance and exits for developers.

27. All Councillors present objected to this application on the grounds mentioned above – sewage, flooding, parking, outside the village boundary and access concerns. There

was also concern that if the application goes though it will open up land for potential development on all other village entrances/exits

28. A further email was submitted on 17 April as follows:
29. Castle Camps Parish Council held a meeting on Thursday 13<sup>th</sup> April 2017 where 4 Councillors and 16 parishioners attended. All Councillors present objected to the amendments for the above application for the erection of up to 10 dwellings with all matters reserved except access
  - The objection is that insufficient detailed plans have been submitted to support the sewage and surface water drainage requirements. It is not acceptable to say detail will be provided and conditions will be acted on. Suggestions have just been mentioned and glossed over.
  - Using and referencing the Strategic Housing Land Availability Assessment (SHLAA) from August 2013 for 2 sites within Castle Camps, of which site 193 is directly opposite to the proposed application, the comments on both sites with regards to sewage were: "The Teversham wastewater treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site." Therefore this proposed development would simply add to the current problem and exacerbate the situation further.
  - As previously stated: The sewage system suffered its latest problem a couple of months ago along Bartlow Road that resulted in a blockage and overflow, flooding a property's garage and garden. This resulted in the Environmental Department being called out as effluent flowed onto the highway. In times of heavy continuous rain several manholes in Bartlow Road and Church Lane overflow with sewage. The Village Pond also overflowed several times, the last, a few years ago resulting in flooding a residents property, the resident has added additional pipework at his own expense to avoid further damage. It is agreed that these systems barely cope or just about cope at present.
30. It was agreed and voted on that this complete outline planning application be considered by the District Council's Planning Committee and all objections submitted be included. This request has the support of Cllr Andrew Fraser
31. The Parish Council maintain there original objections to this entire application and now also include agreement and reference to the Strategic Housing Land Availability Assessment (SHLAA) from August 2013. The Assessment for site 167 & 193 comments on both sites similarly and are relevant to this application, in particular site 193 which is on land directly opposite the above application
  - it is noted that the same comment is recorded for both sites "the site is not potentially capable of providing residential development taking account of site factors and constraints". This situation has not changed and the conclusion from the 2013 SHLAA is still valid and appropriate.
  - It is further noted that the comments recorded for both sites were listed as "Viability Category 4 Least Viable Sites". There have been no positive influences or changes to the area to move from this position and the Parish Council would therefore note that this "least viable" position is again equally valid and relevant today.
  - It is also noted that for site 193 "There is evidence of medieval activity in the vicinity" and for site 167 "There is evidence of Roman activity in the vicinity." Therefore further information and procedures would be necessary to protect this history and heritage in advance of any planning permission being granted in this area

- Both sites state that land is Agricultural land grade 2
  - the Site Assessment Conclusion of site 193 which is opposite this proposed development was “ Site with no development potential” the Status of Site was “ Not allocated for development ; outside Development Framework”
32. The Parish Council maintain their objection to this entire application but further points were agreed at the meeting:
- If this application were to be given permission to go ahead the Parish Council request that the 40% Social Housing / Affordable Homes have a condition attached that gives priority to people with local ties to the Parish
  - If this application were to be granted permission to go ahead the Parish Council request a condition be added that S106 Open Space provision be paid in advance of any building work commencing.
33. Further questions that have come to light on this application are:  
 What effect would an increase of surface water drainage have on the biodiversity of the Village Pond?  
 This Grade 2 Agricultural land is currently being used as paddock land and has been for the past 2 years. Has this land been given permission for change of use?
34. The road plan in the outline application shows a “hammer head” design at one end which may lead to the possibility of creating an access into a future development behind this one. There should be a non removable clause/condition along the lines of stopping further access/s being created for any future development.
35. **Local Highway Authority (LHA)** – The Highway Authority would seek that drawing number 2016-F-056-003 be provided to the Planning Authority as a stand alone document (i.e. not as part of the Transport Statement), so details of the proposed access can be separately and clearly referenced as an approved drawing if planning permission is granted.
36. Recommend conditions governing: falls and levels of access (to prevent run-off); bound material for the first 5m of the access from the boundary of the adopted public highway. Prior to the first occupation of any dwelling that a 2m wide footway be provided from the entrance to the site eastwards to the existing footway outside number 8 Bartlow Road, Castle Camps to provide suitable pedestrian connectivity to the village from the site. The footway is shown on the ‘site plan as proposed’ submitted as part of the application.
37. The Highway Authority will not be seeking to adopt this development in its present format as the internal roads serve no highway function.
38. The Local Highways Authority commented on 06 April that drawing number 2016-F-056-003 in terms of the dimensioned layout is acceptable to the Highway Authority (the use of the give way lines as illustrated will not be required)
39. **Cambridgeshire County Council Archaeology** – Raises no objection in principle but considered that a condition should be added requiring a programme of archaeological investigation to be secured prior to the commencement of development as the site lies in an area of high archaeological potential.
40. **Contaminated Land Officer** – no immediately evident environmental constraints that would attract a contaminated land condition, however, the development proposed use is one which is particularly sensitive to the presence of any contamination and vulnerable receptors should be taken into account. Therefore recommend an

informative that if during development contamination not previously identified is found to be present then no further development shall be carried out until a remediation strategy detailing how the unsuspected contamination should be dealt with.

41. **Environmental Health Officer** – advises the following conditions:
- No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:  
Contractors access arrangements for vehicles, plant and personnel;  
Contractors' site storage area(s) and compound(s);  
Parking for contractors' vehicles and contractors' personnel vehicles;  
Method statement for the control of debris, mud and dust arising from the development during the construction period.
42. • No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or despatched from the site except between the hours of 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 local planning policy.
43. • There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.  
Reason: To ensure nuisance is not caused to local residents.
44. • 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.
45. • Details of any external lighting, including security lighting used during the construction phase, shall be submitted to and approved by the Local Planning Authority before construction commences.  
The lighting impact shall be assessed in accordance with The Institute of Lighting Professionals' "*Guidance Notes for the Reduction of Obtrusive Light GN01:2011*".  
Reason: To ensure nuisance is not caused to local residents.
46. **Informatives**
- The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
47. **Urban Design Officer** - This application seeks permission for 10 new dwellings on the edge of Castle Camps. The site is currently an open field, set behind an existing hedgerow and ditch that runs along the road. Though the site is outside the village framework, it adjoins it on two sides, and there is existing development on the south side of the road opposite the site, and also further houses to the west of the site. The principle of development is considered acceptable.
48. The density of 17.2 dwellings per hectare is low, but this is acceptable for this edge of

village rural location, and should allow the site to be developed in a manner appropriate to this location. The indicative layout of a row of houses fronting the road, behind the retained hedgerow, and suggested materials appears appropriate and the garden sizes are compliant.

49. It appears the application has been amended since initial submission to provide 40% affordable houses, which is welcomed. The mix is currently undetermined, but will need to be policy compliant.
50. Given the sensitive village edge location, I strongly suggest this application is presented to the Design Enabling Panel prior to the submission of any reserved matters application.
51. **Landscape Officer - Recommendation:** No objection with a development upon this site.
52. **The Site**  
The site is situated to the west of the village of Castle Camps. It is a grass field bounded by
- post and wire fencing to the north,
  - a native hedgerow with trees and Bartlow Road to the south,
  - a public footpath and a native hedgerow to the west and residential properties to the east.
53. **Designations**  
The landscape is not subject to any national designations.  
The site is located outside the Conservation Area and does not form part of the Greenbelt.  
The site is located outside the existing village development framework boundary. There is 1no. Public Rights of Way - 41/12 Public Footpath running immediately adjacent to the north west site boundary. There is also a Public Right of Way – 41/16 Public Footpath to the north east of the site which has views of the site.  
There are no TPO's within or adjacent to the site which would be effected by the development.
54. **Existing landscape character**  
At National Level the site is situated within the National Landscape Character Area (NCA) 86: South Suffolk and North Essex Clayland. At Regional level the site is situated within the Wooded Village Farmlands as assessed by Landscape East. At local level the site is situated within the A. South East Claylands as assessed by SCDC within District Design Guide SPD March 2010.
55. Key characteristics of particular relevance to the site and/ or its surroundings include:
- It is an ancient landscape of wooded arable countryside with a distinct sense of enclosure.
  - The overall character is of a gently undulating, chalky boulder clay plateau.
  - There is a complex network of old species-rich hedgerows.
  - Smaller fields, landscape and woodlands closer to edges of settlements give a more intimate scale. An historic irregular field pattern remains.
  - The area has a surprisingly remote, rural character.
  - Elevated arable landscape.
  - Often an open landscape with long distance views, although woodland contains views particularly around settlements.

56. **Landscape impact**

As part of the application documents the applicant has submitted a drawing Site Plan – as proposed. As indicated by the applicant all southern boundary trees, hedgerows of landscape interest are to be retained. No key characteristics, individual elements or features are to be removed. There would be negligible effects on the wider and local landscape character areas.

57. **Visual and visual amenity impact**

There are existing open views into the site from Bartlow Road, dwellings running along Bartlow Road and the public footpaths.

58. **Mitigation Works**

The applicant has indicated the following as mitigation and or enhancement measures

- retention of the existing trees and hedgerows upon the southern boundary
- hedgerow planting running adjacent to the west boundary
- hedgerow and tree planting running along the northern boundary

All measures are welcome. Measures would both protect and enhance the local landscape character and reduce visual harm.

59. **Opportunities for the applicant to consider within the detailed design**

- Encouraging the planting of characteristic hedgerow trees from existing hedgerow stocks; that is, oak in Suffolk and field maple and hornbeam in Essex. This will enhance landscape diversity and ecosystem services, including carbon storage. It will also help to counteract the threats to landscape character and biodiversity from tree diseases such as ash die-back.
- Planting characteristic species mixes will support biodiversity and landscape character and should include hawthorn, blackthorn, hazel, field maple, dogwood, spindle and small-leaved lime (derived from woodland).
- Enclose boundaries facing roads by hedgerow or, in appropriate locations, low flint and brick walls.

Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate.

60. **Historic Buildings Officer** - This site is close to the western edge of Castle Camps conservation area, and opposite Wisteria Cottage, a grade II thatched cottage.

61. The site is separated from the conservation area by a row of C20th housing, however, these are set back substantially from the road which allows views from the conservation area to the open countryside beyond across the application site. The indicative layout suggests that the new housing will also respect this substantial setback which allows the existing hedgerow to be retained, so the impact on the setting of the conservation area will be limited. This impact can be further reduced through the detailed design and layout of the houses, boundary treatments etc at reserved matters stage.

62. The development of the site will have more impact on the setting of Wisteria Cottage, which is located very close to the roadside, opposite the site, which contributes substantially to the rural setting of the cottage. However, the setting of the cottage already includes modern housing, so the impact of the development of this site is likely to cause less than substantial harm to the setting of the building, this harm will need to be assessed against the benefits of providing additional housing in the village.

63. The harm can also be reduced through the suggested set back of the houses, retention and strengthening of the hedgerow to Bartlow Road, and through the detailed design and layout of the houses, boundary treatments etc at reserved matters



stage.

64. **Ecology Officer** - The ecological survey provided to inform the application is welcomed and demonstrates that the site is of relatively low ecological value.
65. The indicative site layout has been designed to retain the existing hedgerow and ditch along the southern boundary. The ditch and hedge are being retained outside of garden curtilages which will ensure their retention in the long-term. It is assumed that the lime tree with potential to support roosting bats will be retained and protected, with a sufficient root protection area, during works. If this is not the case, a further bat survey(s) will be required to inform the application. Creation of site access will bridge the ditch and involve the removal of a small amount of hedgerow. The ditch appears to be unsuitable for water vole. The design of a culvert should retain the profile of the ditch as far as possible. Compensatory planting will be required for removal of a native hedgerow. However, this can be achieved within the scheme as demonstrated on the indicative layout plan, ideally by augmenting the existing hedgerow and new native planting around site boundaries.
66. All schemes should achieve net ecological gain to meet the NPPF and SCDC planning policy including LDF Policy NE/6 and Biodiversity SPD. For this scheme this should include in-built bat and bird boxes in a target of 50% of dwellings and native planting including hedgerows and wildflower seed mixes.
67. Please attach appropriately-worded conditions to cover the following to any consent granted:
- 1) Ecological Mitigation**  
All works must proceed in strict accordance with the recommendations detailed in Section 6 of the *Preliminary Ecological Appraisal* report (Naturally Wild, December 2016). This shall include avoidance and mitigation measures for features of ecological interest, nesting birds and bats. If any amendments to the recommendations as set out in the reports are required, the revisions shall be submitted in writing to and agreed by the Local Planning Authority before works commence.  
Reasons: 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).
68. **2) Biodiversity Enhancement**  
No development shall commence until a scheme for ecological enhancement including a location plan and specification for establishment and management of native planting and in-built features for nesting birds and roosting bats has been provided to and agreed by the Local Planning Authority. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.  
Reason: To 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.
69. Please also ensure that a condition for details of external lighting to be provided is attached, with protection of wildlife habitat as a reason for the condition.
70. The two ponds to the north of Bartlow Road within 200m of the site were assessed as being of Poor suitability for great crested newt (GCN). There is an additional pond which was not identified by the ecological consultants approximately 130m south of

the site which was not assessed. There is a partial barrier between this pond and the site. The ditch along the southern boundary was dry in November, and therefore is likely to be dry for much of the year and unsuitable to support breeding GCN. On balance, given that there are no records of GCN within 500m, limited optimal terrestrial habitat within the site and few records locally, the species is not considered reasonably likely to be present and impacted. Therefore, no further surveys are required. However, please attach the following informative to any consent granted to make the applicants aware of the law in the unexpected event of GCN being found during works:

71. Great Crested Newt – GCNs are protected under the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended). In the unlikely event of great crested newt being discovered during works, all activity must cease and a qualified ecologist and/or Natural England must be contacted for advice. It is a criminal offence to kill, injure or disturb great crested newts or to damage or destroy their habitats.

72. **Lead Local Flood Authority – Condition**

Since our response dated 5<sup>th</sup> April 2017 (Doc No: 201101422), the applicant has provided the below details to address our concerns. The submitted calculations have been amended to include the ‘upper end’ 40% climate change allowance. The applicant has provided confirmation that the watercourse is a tributary of the River Granta, thus surface water will be able flow into the wider river network. The information submitted to date has been minimal, however we do feel that an adequate surface water drainage scheme can be provided on site through the use of planning condition. It is for this reason that we are willing to **remove our objection**.

73. We recommend the following condition(s) are imposed requiring the following details.

*Development shall not 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 Drainage Strategy prepared by cTc Infrastructure dated December 2016 (submitted to LLFA on 27<sup>th</sup> March 2017) and amended hydraulic calculations (submitted to LLFA on 6<sup>th</sup> April 2017) and shall also include:*

- a) *Full calculations detailing the existing surface water runoff rates for the  $Q_{BAR}$ , 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events*
- b) *Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP 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;*
- c) *Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers*
- d) *Full details of the proposed attenuation and flow control measures*
- e) *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;*
- f) *Full details of the maintenance/adoption of the surface water drainage system;*
- g) *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 that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.*

74. **Condition**

*Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.*

**Reason**

*To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.*

75. **Sustainable Drainage Engineer** – The revised drainage strategy is acceptable subject to a conditions for surface water drainage as follows: No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% allowance for climate change. The submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- ii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

76. **Foul Drainage**

No building hereby permitted shall be occupied until foul water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

77. **Anglian Water** – No assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

78. **Wastewater Treatment**

The foul drainage from this development is in the catchment of Camps Water

Recycling Centre that will have available capacity for these flows.

79. **Foul Sewerage Network**  
Development may lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures. Recommend a condition that no development shall commence until a foul water strategy has been submitted and approved.
80. **Surface Water Disposal**  
From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.
81. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.
- Environment Agency** – No objection in principle and offer the following recommendations and informatives
82. **Flood Risk**
83. The application falls within Flood Risk Standing Advice, being within floodzone 1 and less than 1 ha in area. In line with current government guidance on Standing Advice, it will be necessary in this instance, for the Council to respond on behalf of the Environment Agency in respect of flood risk and/or surface water drainage issues
84. Informatives regarding surface water drainage ensuring soakaways should only drain uncontaminated surface water and will not be permitted in contaminated areas. In respect of foul water drainage an acceptable method of disposal would be connection to foul public sewer. Anglian Water should be consulted on foul water drainage. Pollution prevention – site operators should ensure there is no possibility of contaminated water entering or polluting surface or underground waters
85. **Trees Officer** – I have no objections to the application in principle but I note that there are trees along the frontage (intended to be retained) but that no arboricultural information has been submitted. If the application is to be approved I recommend the following conditions for any forthcoming reserved matters or full application to address:
- The applicant shall submit an arboricultural impact assessment and tree protection strategy in accordance with British Standard BS5837 for the approval of the LPA.
  - Prior to commencement, site preparation or the delivery of materials to site the tree protection measures recommended in the approved tree protection strategy shall be erected and remain in position until practical completion of the implementation of the development.
86. **Cambridgeshire County Council Asset Information Definitive Map Officer** – Please note Public Footpath No. 12, Castle Camps runs along the eastern boundary of the site.

87. The application proposes screening planting between the Public Footpath and the final plot. I refer you to our document 'Guidance for planners and Developers' available on our website here: [http://www.cambridgeshire.gov.uk/info/20012/arts\\_green\\_spaces\\_and\\_activities/199/default/efinitive\\_map\\_and\\_statement](http://www.cambridgeshire.gov.uk/info/20012/arts_green_spaces_and_activities/199/default/efinitive_map_and_statement). Page 3 of the document states "Where a PROW is to be enclosed between fences or boundaries extra land will have to be set aside for the path, for access for maintenance of the route and boundaries, and to ensure that the boundary remains clear of the route. A minimum of 2.5 metres must be left for footpaths and 5 metres for bridleways enclosed by at least one boundary. Hedges and other vegetation must be planted at least 2 metres away from the route to ensure that future growth does not obstruct the path. PROW should not be enclosed by close boarded fencing to both sides; this creates an uninviting route which is difficult to maintain and unwelcoming to users." We would therefore request the following condition is applied to any permission given:
88. **Conditions**  
No planting shall be placed on or within 2 meters from the boundary of Public Footpath No. 12, Castle Camps.  
*Reason: In the interests of the amenity of the public.*
89. Whilst we do not have any objections to this development, we would like to draw your attention to the informatives below which are required to be adhered to at all times.
90. **Informatives**  
Should you be minded to grant planning permission then we would be grateful that the following informatives are included:
- Public Footpath No. 12, Castle Camps must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
  - No alteration to the Footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).
  - Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).
  - The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).
91. **Cambridgeshire County Council Education-** The County Council does not seek contributions for 10 or less dwellings unless we are made aware that the development has a combined gross floor space of over 1000sqm
92. **Affordable Housing Officer - Affordable Housing (Proposed Submission South Cambridgeshire Local Plan July 2013 Policy H/9) (DCP HG/3).** Policy H/9 requires 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. DCP policy HG/3 required the same percentage of affordable housing at a lower threshold of two units or more. The proposed scheme is for 10 dwellings which would trigger an affordable housing requirement of 4 homes.
93. **Tenure Mix Affordable Housing SPD (July 2010)**  
The tenure mix for affordable housing in South Cambridgeshire District is 70% Rented and 30% Intermediate housing. 1 and 2 bed properties are the dwelling types with the

fastest growing demand. The Cambridge sub-region 2013 SHMA states that ‘One person and couple households make up the majority of the household increase from 2011 to 2031 (96% of the change in household numbers’.)

94. **Rented Housing** is defined as Affordable Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rented housing is let to households that are unable to purchase Intermediate or Open Market housing (typically those in Band A and B in the table below) and subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable)<sup>i</sup>. Affordable Rented housing should remain affordable in the longer term. Affordable Rent should not be set higher than the Local Housing Allowance rates for this area<sup>ii</sup>. As at May 2016 there were a total of **1689** applicants registered on the housing register for South Cambridgeshire. The chart below shows their bedroom requirements and housing need:

bedroom requirements	Band A (urgent need)	Band B (high need)	Band C (medium need)	Band D (low need)	Total
1bed	65	127	449	283	924
2bed	42	144	93	271	550
3bed	12	63	9	84	168
4bed	4	22	3	11	40
5bed	3	2	0	2	7
<b>total</b>	<b>126</b>	<b>358</b>	<b>554</b>	<b>651</b>	<b>1689</b>

95. Intermediate Housing is defined as Shared Ownership, Older Person Shared Ownership (OPSO), Home Ownership for people with Long-Term Disabilities (HOLD), Rent to Buy and Intermediate Rent<sup>iii</sup>. Intermediate Housing is suitable for those who may be able to afford to purchase open market housing, but need assistance in doing so

96. The Council has published an Affordable Housing Glossary which will be updated as and when the statutory definitions, and regulations, including those describing Starter Homes, are available<sup>iv</sup>.

97. **Types and sizes of affordable homes**

In Major Developments, Rural Centres and Minor Rural Centres the type (house, flat, and bungalow) and size (bedrooms) of affordable housing will be based on the need across the district as a whole. Minimum space standards that are recommended for affordable housing are set out in the Nationally Described Space Standards<sup>v</sup>. The types and sizes of affordable homes required by this development to meet current district wide affordable housing need is set out in the table below.

Bedroom requirements	Preferred Mix		Total	%
	Social Rent	Intermediate		
1bed	0	0	0	
2bed	2	0	2	50%
3bed	1	1	2	50%

4bed+	0	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>100%</b>

99. The applicant has identified within their Planning Statement that four of the ten proposed dwellings would be for affordable housing. We would encourage them to contact one of the Registered Providers on the published on the Council's website with a view to securing their involvement at an early stage of the development<sup>vi</sup>.

100. **Lifetime Homes**

Proposed Submission South Cambridgeshire Local Plan July 2013 Policy H/8 (3) requires 100% of affordable homes to meet the Lifetime Homes standard. The Lifetime Homes standard has been superseded by new Building Regulations. We now advise that across the district there is a requirement for 5% of all affordable housing to be accessible and adaptable that meet Building Regulations Part M4(2). Although this type of housing is more often required for those over the age of 60, we currently have a district wide requirement for 10 affordable homes built to this standard from those in the greatest housing need, not all of whom will be aged over 60. In terms of size, two bedrooms would be required for these applicants to ensure a separate bedroom is available for a live in carer. In this scheme, we would recommend that the 1 no. affordable dwellings are built to this standard, with the remainder of the affordable housing built to Part M4 (1): Category 1 – Visitable dwellings.

101. **5 year land supply**

The site is outside the development framework and would normally be considered an Exception site (DCP HG/5, Proposed Submission Local Plan H/10) requiring all affordable housing in the development to be allocated to applicants with a specific local connection. However as this site is a '5 year land supply' site, which should therefore provide a policy compliant (40%) level of affordable housing. 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 relet.

102. **Local Housing Need**

The local housing needs for Castle Camps are currently as follows:

Bedroom requirements	Rent	Intermediate
1bed	1	0
2bed	5	0
3bed	3	0
4bed	2	0
<b>Total</b>	<b>11</b>	<b>0</b>

103. In the above table, the Intermediate Housing Need is derived from the applicants on the Help to Buy register living or working in Castle Camps<sup>vii</sup>. Although there is no identified need for Intermediate Housing in Castle Camps, there is a policy requirement for 30% of the affordable housing to be for Intermediate tenure. The needs for Affordable Rented housing is taken from the Council's annual Housing Statistical Information Leaflet<sup>viii</sup>. The detailed breakdown is as follows:

Bedroom Requirements	Band A (Urgent Need)	Band B (High Need)	Band C (Medium Need)	Band D (Low need)	Total
Total	0	5	1	5	11

104. **Viability** *Affordable Housing SPD Chapter 5*

There will be a presumption that the development will include full and appropriate provision for affordable housing unless it is demonstrated that it cannot be provided at a rate of 40% or more of the dwellings in a development. The Affordable Housing SPD sets out in Chapter 5 the approach that should be taken by the developer to producing a full economic appraisal. The methodology, underlying assumptions and any software used to undertake this appraisal should be agreed with the Council, with the normal approach being the current methodology endorsed by the Homes and Communities Agency.<sup>ix</sup>

105. **Commuted sums** *DCP Policy HG/3(5); Affordable Housing SPD*

The Council's priority is to secure the provision of free serviced land for affordable housing as part of market developments. However the Council recognises that there can be exceptional circumstances on certain smaller sites where an alternative to on-site provision may be appropriate. The procedure for calculating commuted sums set out in Chapter 5 of the Affordable Housing SPD is that it is to be considered as part of the determination of the planning application, and to be assessed by an independent valuer (appointed by the Council and paid for by the applicant) on the following basis -

- Land value of the whole site based on the notional scheme without an on-site affordable housing contribution, and
- Land value of the site with an on-site affordable housing contribution, where the amount of free serviced land is based on the notional scheme for the site

106. The commuted sum will be the difference between the two valuations. Commuted sums may be reviewed in the same way as schemes for on site provision of affordable housing.

107. **Representations**

**Owners/Occupiers of**– 17 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:

- Previous planning applications were made were refused consent such as SC/0342/73/O for 5 dwellings due to the undesirable precedent for similar proposals to the detriment of the open and rural character and appearance of the area and undesirable extension of Ribbon development outside the village limits. Planning application S/0599/81/O was refused for similar reasons.



S/1767/78/O for two dwellings was refused due to the site being outside the “Stop Lines” for further residential development, constituting ribbon development and would increase the danger to road users; in a white area where existing uses are expected to remain for the most part undisturbed unless related to a proven and justifiable local or rural need and it would detract from the open and rural appearance and character of the area.

- In 2012/13 South Cambridgeshire Local Development Framework carried out a Strategic Housing Land Availability Assessment July 2012 to create a Site Assessment Proforma for two sites at Castle Camps – Site 167 for land south of Homers Land and West of High Street for 50 dwellings – Site 193 Bartlow Road was for 9 dwellings. The Site Assessment conclusion for both sites there was no development potential and the land is not suitable, the reason for refusal included that this would create an undesirable precedent for similar proposals to the detriment of the open and rural character and appearance of the area and constitute an undesirable extension of ribbon development outside village limits. This should apply even though the current version of the Local Plan has not been approved.
- South Cambridgeshire Local Plan 1989 showed Castle Camps has a range of services and would only allow small groups of houses in the development framework for smaller homes for first time buyers.
- Removal of Grade II agricultural land
- Foul drainage concerns. The existing Pumping Station located on Church Land has had difficulty dealing with the existing flow in the village. On 13<sup>th</sup> February 2017 there was a serious incident where foul water was in danger of flowing down the road.
- Surface water drainage concerns. The Drainage Strategy should have 40% climate change allowance for greater attenuation, flooding has occurred at Pond Farm, Bartlow Road over 4 occasions due to the outlet pipe taking water from the pond being insufficient
- Highway safety concerns due to the volume of traffic and concerns of the speed of traffic entering the village as well as insufficient parking for the development
- No demand for further houses in the village
- Castle Camps is a small rural village with very limited facilities and a very infrequent bus service meaning travel has to be undertaken outside the village to access facilities for day to day living. Castle Camps does not contain a secondary school and the primary school is located in the catchment area for Linton Village College, Linton and not Haverhill
- Impact on the open countryside due to the land being 2m higher than Bartlow Road
- Concerns insufficient infrastructure capacity
- Insufficient broadband facilities
- Concern about impact on archaeological remains
- Not acceptable to allow any planning application until a new local plan is valid
- Insufficient rubbish collection
- Insufficient housing mix detail
- The School is oversubscribed in years 3 and 5 and the school statistical information provided is inaccurate
- Lack of pavement to allow access to the village
- Vehicle headlights shining directly in to the windows when parked next to the dwellings due to the elevated site level
- The village pond will suffer significant ecological damage as it lies immediately beneath the proposed development
- Impact on setting of the Grade II listed building
- Loss of ecological value of the site

- Detract from character of the village
- Impact on road safety during construction
- Concerns if this application is approved it will set a precedent
- Cause overlooking/ loss of privacy, loss of daylight and overshadowing
- Impact on the setting of the Conservation Area
- Lack of affordable housing
- Loss of trees, landscaping and public visual amenity
- Lack of 5 year housing land supply does not automatically mean proposals for residential development within the open countryside should be permitted as the presumption is still in favour of sustainable development. The development would not amount to sustainable development
- Development is contrary to policy DP/7 of the adopted LDF which only allows for development for agriculture, horticulture, forest, outdoor recreation and other uses which need to be located in the countryside as the site is outside the development framework
- Applicants argued the development would go towards serving the housing needs for the village, wherein some 11 affordable homes are required. 'Exception sites' solely for affordable housing can be appropriate (NPPF paragraph 54). However, the proposal is not for solely affordable housing. No Section 106 agreement to secure the affordable housing proposed.
- The development is contrary to policy ST/6 of the Core Strategy DPD which identifies Castle Camps as a Group Village which only allows up to 8 dwellings within the village framework and up to 15 dwellings on a brownfield site
- No formal open space is shown on the plan and no Section 106 agreement in order to detail how this would be provided, retained and maintained.

**108. Site and Proposal**

The site is located to the west of the village of Castle Camps along Bartlow Road and comprises a grass field used as a paddock for horses comprising 0.58 hectares. The site is located outside but adjacent to the village framework on the eastern boundary and therefore in the open countryside. There is post and wire fencing to the north and intermittent native hedgerow with trees along Bartlow Road to the south with dwellings located on the opposite site of Barlow Road on the edge of the village. There is a public footpath and native hedgerow to the western boundary of the site. The site is located opposite Wisteria Cottage, a Grade II listed dwelling and the Conservation Area begins on the eastern boundary of no 1 Barlow Road and on the western boundary of The Garden House, Bartlow Road.

109. The outline application is for development of the land for residential development for up to 10 dwellings with access applied for in detail.

**Planning Assessment**

**Housing Land Supply**

110. 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.
111. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.7 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013

and updated by the latest update undertaken for the Council in November 2015 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and the latest assessment of housing delivery (in the housing trajectory November 2016). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.

112. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a Court of Appeal decision (*Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes*). The Court defined 'relevant policies for the supply of housing' widely as so not to be restricted 'merely to policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF. However the Court of Appeal has confirmed that even where policies are considered 'out of date' for the purposes of NPPF paragraph 49, a decision maker is required to consider what (if any) weight should be attached to such relevant policies having regard, amongst other matters to the purpose of the particular policy.
113. In the case of this application, policies which must be considered as potentially influencing the supply of housing land include ST/2 (Housing Provision) and ST/6 (Group Villages) of the adopted Core Strategy and adopted policies DP/1 (Sustainable Development), DP/7 (Development Frameworks), NE/4 (Landscape Character Areas), NE/6 (Biodiversity), CH/2 (Archaeological Sites), CH/4 (Development Within the Curtilage or Setting of a Listed Building), CH/5 (Conservation Areas) and NE/17 (Protecting High Quality Agricultural Land) of the adopted Development Control Policies. Policies S/7 (Development Frameworks), S/10 (Group Villages), NH/2 (Protecting and Enhancing Landscape Character), NH/3 (Protecting Agricultural Land), NH/4 (Biodiversity) and NH/14 (Heritage Assets) of the draft Local Plan are also material considerations and considered to be relevant (draft) policies for the supply of housing.
114. 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**

115. The site is located in the open countryside, outside Castle Camps Development Framework, although adjacent on the eastern boundary and the dwellings opposite on the southern boundary are within the village framework. 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 10 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.

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. Castle Camps is identified as a Group Village under Policy ST/6 of the LDF and Policy S/10 of the Draft Local Plan, one of four categories of rural settlements.

116. 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. Castle Camps has only relatively limited facilities and services, with no secondary school, and limited easily accessible public transport services than larger settlements.
117. 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.
118. 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.'
119. Whilst the village of Castle Camps was not referenced specifically within the Report, the document did provide criteria used in the assessment of the sustainability of settlements within the district. Castle Camps did not merit consideration for a higher status within the settlement hierarchy, remaining classified as a Group Village.
120. 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 up to 10 dwellings, the scheme is only a small increase based on 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.'
121. 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.
122. As part of the case 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.

123. 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 its irreversible loss 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.

124. Whilst the substantive issues are discussed in detail in the remainder of this report, it is considered 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, the need for housing overrides the need to retain the horse paddock which was previously Grade II agricultural land when conducting the planning balance.

125. Paragraph 7 of the NPPF states there are three dimensions to sustainable development: economic, social and environmental, which are mutually dependent. These are assessed below in relation to the proposed development.

#### **Economic**

126. The proposed development would give rise to employment during the construction phase of the development and has the potential to result in an increase of local services and facilities, both of which will be of benefit to the local economy.

#### **Social**

##### **Provision of new housing**

127. Chapter 6 of the NPPF relates to 'delivering a wide choice of high quality homes' and seeks to '*boost significantly the supply of housing*' placing importance on widening the choice of high quality homes and ensuring sufficient housing (including affordable housing) is provided to meet the needs of present and future generations.

128. 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.

129. There remains a significant shortage of deliverable housing sites in the district. The development would provide a clear public benefit in helping to meet the current housing shortfall in South Cambridgeshire. The site would deliver up to 10 residential dwellings within 5 years from the date of granting outline permission as detailed in the deliverability statement. Officers are of the view significant weight should be afforded to this benefit in the decision making process. Growth in housing will be important in maintaining the vitality of the village in the future.

#### **Density**

130. Housing density Policy HG/1 is applicable in this instance and seeks a minimum density of 30 dwellings per hectare, unless there are exceptional local circumstances that require different treatment. The site is 0.58 hectares and 10 dwellings constitutes 17 dwellings per hectare. Given the edge of village rural location this density will allow the site to be developed in a manner appropriate to the sensitive location which is also in the setting of a Grade II listed building, Wisteria Cottage and setting of the Conservation Area. The density is therefore considered appropriate for this location.

### **Mix**

131. Under the provisions of policy HG/2, the market housing provision of proposed schemes is required to include a minimum of 40% 1 or 2 bed properties, approx. 25% 3 bedroom properties and approx. 25% 4 bedroom properties. Policy H/8 of the emerging Local Plan is less prescriptive and states that the mix of properties within developments of 10 or more dwellings should achieve at least 30% for each of the 3 categories, with the 10% margin to be applied flexibly across the scheme.
132. The application forms were amended to include x6 market dwellings and x4 social rented. The indicative layout shows a range of housing options with detached, semi-detached and terraced dwellings. The most eastern dwelling would comprise of x2 one bedroom flats, providing up to 10 dwellings in total.
133. Policy H/8 is being given considerable weight in the determination of planning applications due to the nature of the unresolved objections, in accordance with the guidance within paragraph 216 of the NPPF. As the application is outline only, a condition requiring this mix is recommended to ensure that the scheme is policy compliant.

### **Affordable Housing**

134. 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.
135. 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.

136. 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”.
137. 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.
138. 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
139. 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.
140. 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 three appeals (a) 8 dwellings at Kettles Close Oakington, (b) 5 dwellings at Dotterell Hall Farm Balsham and (c) 9 dwellings at Broad Lane Industrial Estate, Cottenham 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.
141. 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.

142. 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.
143. The proposed development can provide 40% affordable housing with 4 affordable dwellings which is a significant social benefit to the scheme and should be given significant weight in determining the application.
144. The Affordable Housing Officer states the Housing Statistical Information Leaflet 2016 shows there is a requirement for 11 affordable dwellings which contain between 1-4 bedrooms in Castle Camps. The first 8 affordable homes on each 5 year land supply site will be occupied by those with a local connection, the occupation of any additional affordable homes thereafter will be split 50/50 between Local Connection and on a District Wide basis. The final details of the affordable housing, together with their long term management will be detailed in the S106 agreement.
145. The adopted Open Space SPD requires the provision of just over 97 square metres of informal 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). Given that Castle Camps has an identified short fall in 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 proposal. The quantum of informal open space and its maintenance will be included in the Section 106 agreement. There is no requirement for formal open space as the development is not for more than 10 dwellings as outlined in the Open Space SPD.

#### **Impact on Services and Facilities**

146. The South Cambs 2014 Services and Facilities Study details Castle Camps is served by relatively few services and facilities in the village. These include a: Primary School, a mobile library service on the first Tuesday of the month from Sangers Farm (Camps End) and Claydon Close, a temporary Post Office which operates on a Monday from 12.30-14.30 and on Thursday from 13:30-15:30, a Public House and a Village Hall located at the Recreation Ground. The Recreation Ground has a Local Equipped Area of Play and outdoor sports facilities which include a football pitch and multi-use hard court with floodlights and play area, a separate bowls green and allotment.
147. This relative lack of services and employment opportunities is reflected in Castle Camps 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.

148. 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.
149. 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 Linton, located approximately 6 miles to the north west. The market town of Haverhill located in Suffolk is also only approx. 5 miles north east which contains a range of services and facilities.
150. There is a bus stop on Bartlow Road near the corner of High Street, approximately 200m from the site. The number 19 bus service connects Castle Camps to Haverhill with one bus from 7.00-9:29, 4 buses from 9:30-16:29 and 1 bus from 16:30-18:59. There are 4 buses from Haverhill between 9:30-16:29 and one bus from 16:30-18:59 Monday-Friday. There is no service on a Saturday or 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.
151. Bartlow Road has a public footpath which commences at 8 Bartlow Road adjacent to the site on the eastern boundary and the footpath on the opposite side of the road commences at the junction with Church Lane. The proposed development includes the installation of a footway along the southern boundary of the site to improve connectivity and this would improve the sustainability of the scheme. Details of the extent of the footpath can be secured by condition at this outline stage.
152. It is acknowledged that occupants of the proposed development would need to make journeys to larger centres, such as Haverhill, 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 services and facilities in Haverhill.
153. 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 provision of affordable housing in relation to the adopted policy requirement.

## **Environmental**

### **Impact on Landscape, Village and Historic Character**

154. Policy NE/4 (Landscape Character Areas) of the LDF and policy NH/2 (Protecting and Enhancing Landscape Character) of the draft Local Plan relate to the supply of housing, and are therefore considered as being out date. However, the aims of the policy are to ensure development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area. The importance of the landscape is reflected in the National Planning Policy Framework adopted 2012 (NPPF) which in paragraph 109 states the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscape. This is also echoed through paragraph 17 which recognises the intrinsic character and beauty of the countryside. Therefore existing policy NE/4 which affects the scale and density of new housing can be

afforded considerable weight.

155. Policies DP/2 and DP/3 are not considered to be housing supply policies and are not therefore considered to be out of date. 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.
156. 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.
157. In terms of the landscape character the site is situated at a National Level within the National Landscape Character Area (NCA) 86: South Suffolk and North Essex Clayland. At Regional level the site is situated within the Wooded Village Farmlands as assessed by Landscape East. At local level the site is situated within the A. South East Claylands as assessed by South Cambridgeshire District Council within the District Design Guide SPD March 2010. The site consists of a horse paddock which was previously Grade II agricultural land.
158. The site comprises a raised grass verge with cut back hedging in the south eastern corner along Bartlow Road, this continues with more substantive hedging and trees along the southern boundary further west. There is also a ditch running along the southern boundary and the site slopes up with access into the current paddock to an elevated plateau which gently rises to the north by approx. 2m with post and wire fencing along the northern boundary. To the north the character consists of wooded arable countryside which contains the views with historic irregular field patterns. There is a public footpath and the native hedgerow to the west reduces the impact on the open countryside as you approach the village. There is also a Public Right of Way – 41/16 Public Footpath to the north east of the site which has views of the site.
159. Whilst the proposal would result in encroachment into the countryside outside the existing built up development there are dwellings within the village framework south of the site on the opposite side of Bartlow Road. The southern boundary trees and hedgerows of landscape interest are to be retained and combined with the mitigation and enhancement proposed which includes further trees and hedgerow along the southern boundary, hedgerow planting running along the west boundary and hedgerow and tree planting running along the northern and eastern boundaries will protect the local landscape character and reduce visual harm. Overall in landscape terms the development would result in negligible effects on the wider and local landscape character areas which is also the view of the Landscape Officer. The landscaping proposed will be detailed in the subsequent reserved matters application.
160. The character of the dwellings to the east which abut the site consist of semi-detached painted render dwellings set back from the road with driveways which include tiled roofs and brick chimney stacks. Further east along Barlow Road there are larger brick built detached dwellings with garages to the front. The dwellings opposite the site consist of Wisteria Cottage, a Grade II listed thatched cottage with further cottages set close to the road.
161. The Urban Design Officer has no objection to the principle of development based on the character of the site and the low density will allow the site to be developed in a manner appropriate to the location. The site plan which is for illustrative purposes only showing a row of houses fronting the road, behind a hedgerow is appropriate given the context of the site.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special regard shall be paid to desirability of preserving or enhancing the character or appearance of that area.

162. Planning policy CH/5 (Conservation Areas) of the LDF and policy NH/14 (Heritage Assets) of the draft Local Plan relate to the supply of housing, and are therefore considered as being out of date. However, the aims of the policy are to ensure development within and impacting the setting of Conservation Areas which consist of areas of special architectural or historic interest and because the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces preserve or enhance the character and appearance of the area.
163. These policies are consistent with the NPPF paragraph 129 which seeks to ensure the significance of the heritage asset is taken into consideration that may be affected to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal. It is also consistent with paragraph 131 of the NPPF which states in determining planning applications local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Therefore existing policy CH/5 which affects the scale and density of new housing can be afforded considerable weight
164. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to preserving or enhancing the character or appearance of a Listed Building.
165. The *Barnwell* judgement indicates that any harm caused to a listed building via its setting should be given great weight in any such balancing process derived from paragraph 134. This directly stems from S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a statutory duty on the decision maker to 'have regard to the desirability of preserving', i.e. keeping from harm.
166. With regard to policy CH/4 (Development Within the Curtilage or Setting of a Listed Building) of the LDF and policy NH/14 (Heritage Assets) of the draft Local Plan relate to the supply of housing, and are therefore considered as being out of date. However, the aims of the policy are to ensure development does not cause adverse harm by dominating the Listed Building or building in its curtilage by scale, form, mass or appearance or harm the visual relationship between the Listed Building and its formal or natural landscape surroundings.
167. These policies are consistent with the NPPF paragraph 129 which seeks to ensure the significance of the heritage asset is taken into consideration that may be affected including development affecting the setting of a heritage asset to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal. Therefore existing policy CH/4 which affects the scale and density of new housing can be afforded considerable weight.
168. Paragraph 132 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

169. Paragraph 134 of the National Planning Policy Framework 2012 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
170. This site is located 90 metres from the western edge of Castle Camps Conservation area which begins on the eastern boundary of no 1 Bartlow Road and western boundary of The Garden House. The site is also opposite Wisteria Cottage, a grade II listed thatched cottage.
171. The site is separated from the Conservation area by a row of C20th housing which are set back substantially from the road which detracts from the setting of the Conservation Area. However, the set back nature of these dwellings allows views from the Conservation Area to the open countryside beyond down to the application site. The site plan shows that the new housing will respect the substantial setback which allows the intermittent hedgerow and trees to be retained and enhanced resulting in less than substantial harm to the setting of the Conservation Area.
172. The development of the site will have more impact on the setting of Wisteria Cottage, a Grade II listed building which is located very close to the roadside, opposite the site. The rural setting of the development site does contribute to the setting of the cottage. The land has a ditch on the southern boundary and gently slopes at the access point of up to 2m where it plateaus. The setting of the cottage also includes modern housing to the north east diagonal to the dwelling on the opposite side of the road. Due to the degree of separation through the set back the development will therefore cause less than substantial harm to the setting of the Grade II listed building. The detailed design and layout of the houses, including boundary treatments will be subject to assessment at reserved matters stage.
173. Paragraph 134 of the National Planning Policy Framework 2012 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The harm to the Conservation Area and setting of the Grade II listed building is considered to be less than substantial and therefore is required to be weighed against the public benefits including the optimum viable use of the site. It is considered the development will provide a contribution to the lack of 5 year housing land supply and chronic shortage of affordable housing as well as providing significant economic benefits which will secure the optimum viable use of the site. It is therefore considered the development will not cause significant harm to the landscape, character of the village or heritage assets sufficient to sustain a refusal of the application.
174. Officers are of the view that the site plan which is for illustrative purposes only and housing density demonstrates that the site can accommodate up to 10 dwellings and provide sufficient space for private garden areas, informal open space, parking, landscaping and access.

### **Ecology, Trees and Hedges**

175. The ecological survey provided to inform the application demonstrates that the site is of relatively low ecological value. The site layout shows retention of the existing hedgerow and trees as well as the ditch along the southern boundary. Creation of the site access will bridge the ditch and involve the removal of a small amount of hedgerow which will require compensatory planting and can be achieved as shown on

the site plan.

176. The two ponds to the north of Bartlow Road within 200m of the site were assessed as being of poor suitability for great crested newt (GCN). There is an additional pond which was not identified by the ecological consultants approximately 130m south of the site which was not assessed, however, there is a partial barrier between this pond and the site. The ditch along the southern boundary was dry in November, and therefore is likely to be dry for much of the year and unsuitable to support breeding GCN. On balance, given that there are no records of GCN within 500m, limited optimal terrestrial habitat within the site and few records locally, the species is not considered reasonably likely to be present and impacted. Therefore, no further surveys are required. However, it would be reasonable to attach an informative to make the applicants aware of the law in the unexpected event of GCN being found during works.
177. The Ecology Officer does not have any significant objections to the application and recommends conditions which include ecological mitigation and enhancement and details of external lighting to be provided to achieve compliance with policy NE/6 of the adopted LDF.
178. The Trees Officer has no objections to the application in principle and recommends conditions for any forthcoming reserved matters to include an arboricultural impact assessment and tree protection strategy in accordance with British Standard BS5837 for the approval of the LPA. Prior to commencement, site preparation or the delivery of materials to site the tree protection measures recommended in the approved tree protection strategy shall be erected and remain in position until practical completion of the implementation of the development.

### **Noise and Lighting**

179. The Council's Environmental Health Officer raises no objection to the principle of the development subject to 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 and external lighting. These details can be controlled by way of condition to address the concerns of neighbours. Subject to these conditions, the development would accord with adopted Policies DP/3, NE/14 and NE/15.

### **Residential Amenity**

180. The site is bordered by residential properties to the east and on the southern side of Bartlow Road. The application is only in outline form and therefore the site plan is for illustrative purposes only. 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.
181. The submitted drawing demonstrates 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 east and those to the south on the opposite side of Bartlow Road and the retention and enhancement of the hedgerow and 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.

The illustrative site plan shows that sufficient garden spaces can be achieved for up to 10 dwellings, although further detail will be required at detailed design stage and can be addressed at reserved matters stage.

### **Highway Safety and Parking**

182. 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.
183. In terms of the access there is sufficient width to enable two cars to enter and exit the site. In terms of trade lorries being able to turn within the site, the Traffic Management Plan condition will deal with this during the construction phase and the reserved matters application will ensure there is space for example for the bin lorry to turn as the bins are proposed to be located within the site through the layout and landscaping details.
184. A footpath is proposed to be provided from the access to the development, to join up with the existing footpath which currently ends just east of the site along Bartlow Road which can be secured by condition and in the Section 106 agreement.
185. The Highway Authority will not be seeking to adopt this development in its present format as the internal roads serve no highway function.
186. With regard to parking, 20 spaces are proposed as detailed in the application forms. Given the low density of the site there is sufficient space to achieve 1.5 parking spaces per dwelling and 1 secure cycle space per dwelling in accordance with Policy TR/2. Visitor parking can also be achieved in addition to this which will be detailed at reserved matters stage.

### **Archaeology**

187. The comments of CCC archaeology are acknowledged. A condition requiring a programme of archaeological investigation to be secured prior to the commencement of development is recommended.

### **Surface Water Drainage and Foul Water Drainage**

188. The site lies in Flood Zone 1. The Environment Agency commented, it will be necessary in this instance, for the Council to respond on behalf of the Environment Agency in respect of flood risk and/or surface water drainage issues
189. Due to the geology of the site infiltration of surface water runoff back into the ground is not feasible and the surface water runoff from the development will discharge into the drainage ditch that runs along the front of the site along Barlow Road and into a pond on the northern channel to the west of the site and that the surface water will be able to flow into the wider river network. Attenuation will be provided through oversized pipes and underground tanks located under the access roads within the development site. The attenuation calculation has been revised to meet the climate change increase of 40%. It is intended for foul water to discharge from the site to the public foul sewer system to the south from the south eastern corner. An on site pumping station may be needed to make connection to the sewer.
190. The Council's Drainage Manager raises no objection in principle to the proposal,

subject to the imposition of conditions requiring details of the surface water drainage system and foul water drainage.

191. The Lead Local Flood Authority have removed their objection as the proposed development now includes permeable paving which is an improvement over the previous proposal. They recommend additional SUDS features are incorporated into the design which could be addressed at the detailed design stage. The proposed discharge rate has now been reduced to 1.76l/s to match the existing pre-development runoff rate.
192. Anglian Water has confirmed there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.
193. With regard to wastewater treatment the foul drainage from this development is in the catchment of Camps Water Recycling Centre that will have available capacity for these flows. In terms of the foul sewerage network the development may lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures, however, this can be dealt with by condition.

#### **Contamination**

194. The Contaminated Land Officer stated there are no immediately evident environmental constraints that would attract a contaminated land condition, however, the development proposed use is one which is particularly sensitive to the presence of any contamination and vulnerable receptors should be taken into account. Therefore an informative will be added that if during development contamination not previously identified is found to be present then no further development shall be carried out until a remediation strategy detailing how the unsuspected contamination should be dealt with.

#### **Renewable Energy**

195. The scheme will have regard for Policy NE/3 and the requirement of renewable technologies. This can only be resolved at the detailed stage as further design and layout information becomes available.
196. 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.

#### **Waste**

197. Very little information is provided in the application on the development's compliance with the RECAP design guide. It is agreed that this is often a detailed design matter and adequate information would need to be provided on operational waste and recycling provision. This can be secured by planning condition.

#### **Developer Contributions**

198. With regard to developer contributions development plan policies state that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.

Regulation 122 of the CIL Regulations states that a planning obligation may only

constitute a reason for granting planning permission for the development of the obligation is: -

- 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.

199. The Written Ministerial Statement and NPPG dated November 2014 seeks to limit Section 106 contributions secured from small scale developments of less than 10 no. dwellings or those where the gross floor space would not exceed 1000 square metres. The proposed development is for up to 10 no. dwellings but it would not exceed 1000 square metres and 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.
200. 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 and £150.00 per flat. To ensure the provision and usage of on-site infrastructure, a monitoring fee of £500 is required.

#### **Other Matters**

201. Public Footpath No. 12, Castle Camps runs along the eastern boundary of the site. The application proposes screening planting between the Public Footpath and the final plot. Where a Public Right of Way is to be enclosed between fences or boundaries extra land will have to be set aside for the path, for access for maintenance of the route and boundaries, and to ensure that the boundary remains clear of the route. Hedges and other vegetation must be planted at least 2 metres away from the route to ensure that future growth does not obstruct the path. It would be reasonable to condition this to ensure there is access to the footpath.
202. Concern is raised by local neighbours regarding the issue of precedence and that an approval may lead to additional developments in the area and as a result of the site plan which is for illustration purposes only and shows a hammer head design at one end which may lead to future development. However, each application must be determined on its individual merits and this concern does not give rise to significant and demonstrable harm to outweigh the benefits in accordance with paragraph 14 of the NPPF.

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203. Concern was also raised about the car headlights leaving the site access which would point to the houses opposite. However, this is not an uncommon situation and the site plan which is for illustrative purposes only combined with the trees and hedgerow would enable a significant degree of separation and would not cause significant harm.

#### **204. Conclusions**

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

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



205. 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

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.

206. 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.
207. The proposed development would provide a significant number of dwellings, 4 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 Castle Camps, in line with the policy requirement of a minimum 40% is considered to be a significant social benefit of the development.
208. It is acknowledged that Castle Camps has a limited number of services and facilities and that travel to larger centres, such as Haverhill, is required to meet basic day to day needs and sources of employment. However, there is a bus service which would allow commuting to Haverhill 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. 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.
209. 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.
210. There are no objections from statutory consultees and the proposal would not result in significant harm to the character of the landscape, allowing for the retention of the hedgerow and trees and further hedgerow and tree planting on the boundaries. This will enable a sense of containment and reduce the impact of the development on the character of the wider landscape to an acceptable degree.
211. In terms of the impact on the Conservation Area and setting of the Grade II listed building the development would be on land that has a ditch along the southern boundary and rises gently to a plateau approx. 2m higher than Bartlow Road. The dwellings are shown as being set back by approx. 15 metres from the site edged red
212. on the site plan which is for illustrative purposes only which will respect the linear character of the dwellings along Bartlow Road. This shows up to 10 dwellings can be accommodated on the site will cause less than substantial harm to the Conservation Area and setting of the Grade II listed building. Officers are therefore of the view that

the harm resulting from the proposal is considered to represent less than substantial harm and in accordance with paragraph 134 of the National Planning Policy Framework has been assessed with regard to the public benefits of the development and its optimum viable use.

213. It is considered the public benefits of providing housing to meet the significant deficit in five year housing land supply and chronic shortage of affordable housing outweigh the harm to the heritage assets. Overall it is considered the development 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.
214. This leads 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**

215. Officers are recommended that the Committee approve the application subject to a Section 106 agreement including:
- a) Affordable Housing – 4 dwellings on site
  - b) Waste Receptacles – contribution of £888.00 and £500 monitoring fee
  - c) Informal open space provision on site including management and maintenance
  - d) Drainage Maintenance

### **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: Location Plan 1:1250 and drawing number 2016-F-056-003  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (e) The submission of reserved matters in accordance with the details required in condition (a) shall include a plan showing the finished floor levels of the proposed buildings in relation to the existing and proposed ground levels of the surrounding land. No development shall take place until this submitted plan is

approved by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved plan.

(Reason: To ensure the development is properly assimilated into the area in accordance with policies CH/4, CH/5, DP/2 and DP/3 of the adopted Local Development Framework 2007.)

- (f) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- (g) Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify run-off sub-catchments, SuDS components, control structure, flow routes and outfalls. In addition the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter. (Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework 2012.)
- (h) 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.)
- (i) 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.)
- (j) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
  - (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
  - (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on street
  - (iii) Movements and control of all deliveries (all loading and unloading shall

be undertaken off the adopted public highway)

(iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway

Development shall commence in accordance with the approved details.

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

(k) No development including demolition or enabling works shall take place until a Site Waste Management Plan for the construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.

(Reason - To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007.)

(l) 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.)

(m) Prior to commencement, site preparation or the delivery of materials to site the applicant shall submit an arboricultural impact assessment and tree protection strategy in accordance with British Standard BS5837 for the approval 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.)

(n) Prior to commencement, site preparation or the delivery of materials to site the tree protection measures recommended in the approved tree protection strategy shall be erected and remain in position until practical completion of the implementation of the development.

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

(o) No development shall commence until a scheme for ecological enhancement including a location plan and specification for establishment and management of native planting and in-built features for nesting birds and roosting bats has been provided to and agreed by the Local Planning Authority. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

(Reason: To 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.

(p) All development must proceed in strict accordance with the

recommendations detailed in Section 6 of the *Preliminary Ecological Appraisal* report (Naturally Wild, December 2016). This shall include avoidance and mitigation measures for features of ecological interest, nesting birds and bats. If any amendments to the recommendations as set out in the reports are required, the revisions shall be submitted in writing to and agreed by the Local Planning Authority before works commence.

(Reasons: 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).

(q) No development shall take place until a scheme for the provision of on-site renewable energy to meet 25% reduction in the projected carbon emissions from the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and thereafter retained in operation.

(Reason: To ensure the development provides renewable energy in accordance with policy NE/3 of the adopted Local Development Framework 2007.)

(r) 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.)

(s) As part of any reserved matters application a lighting scheme (to maximise energy efficiency and minimise lighting pollution) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any external lighting of the site and a Lighting Spill Plan. The Artificial Lighting Scheme shall have regard for the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light – GN01:2011 (or as superseded). The lighting scheme will be implemented in accordance with the approved details.

(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/6 and NE/14 of the adopted Local Development Framework 2007.)

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

(Reason: To ensure an appropriate level of housing mix, both market and affordable housing in accordance with policies H/8 and H/9 of the South Cambridgeshire Local Plan Proposed Submission July 2013)

(u) 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.)

(v) During the period of construction, no power operated machinery shall be operated on the site, and there shall be no construction related deliveries taken at or dispatched from the site, before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

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

(w) The proposed access hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the highway and shall be constructed from a bound material for the first 5m to prevent displacement of materials onto the highway. The development shall be retained as such thereafter.

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

(x) Prior to the first occupation of any dwelling a 2m wide footway shall be provided from the entrance of the site eastwards to the existing footway outside number 8 Bartlow Road, Castle Camps. Details shall be submitted to and approved in writing by the Local Planning Authority which shall include a plan showing the location, design and materials of the footway. Development shall commence in accordance with the approved details.

(Reason: To provide suitable pedestrian connectivity to the village from the site in accordance with policy DP/3 of the adopted Local Development Framework 2007.)

(y) No planting shall be placed on or within 2 meters from the boundary of Public Footpath No. 12, Castle Camps.

(Reason: In the interests of the amenity in accordance with policy DP/3 of the adopted Local Development Framework 2007.)

## **Informatives**

- (a) The granting of planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- (b) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does

not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.

- (c) There shall be no burning of any waste or other materials on the site, without prior consent from the Environmental Health Department to ensure nuisance is not caused to local residents.
- (d) Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
- (e) Great Crested Newts are protected under the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended). In the unlikely event of great crested newt being discovered during works, all activity must cease and a qualified ecologist and/or Natural England must be contacted for advice. It is a criminal offence to kill, injure or disturb great crested newts or to damage or destroy their habitats.
- (f) If during development contamination not previously identified is found to be present then no further development shall be carried out until a remediation strategy detailing how the unsuspected contamination should be dealt with.
- (g) Public Footpath No. 12, Castle Camps must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
- (h) No alteration to the Footpath's surface is permitted without consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).
- (i) Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).
- (j) The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

### **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 Policy DPD (adopted July 2007)
- Planning File Ref: S/0415/17/OL

### **Report Author:**

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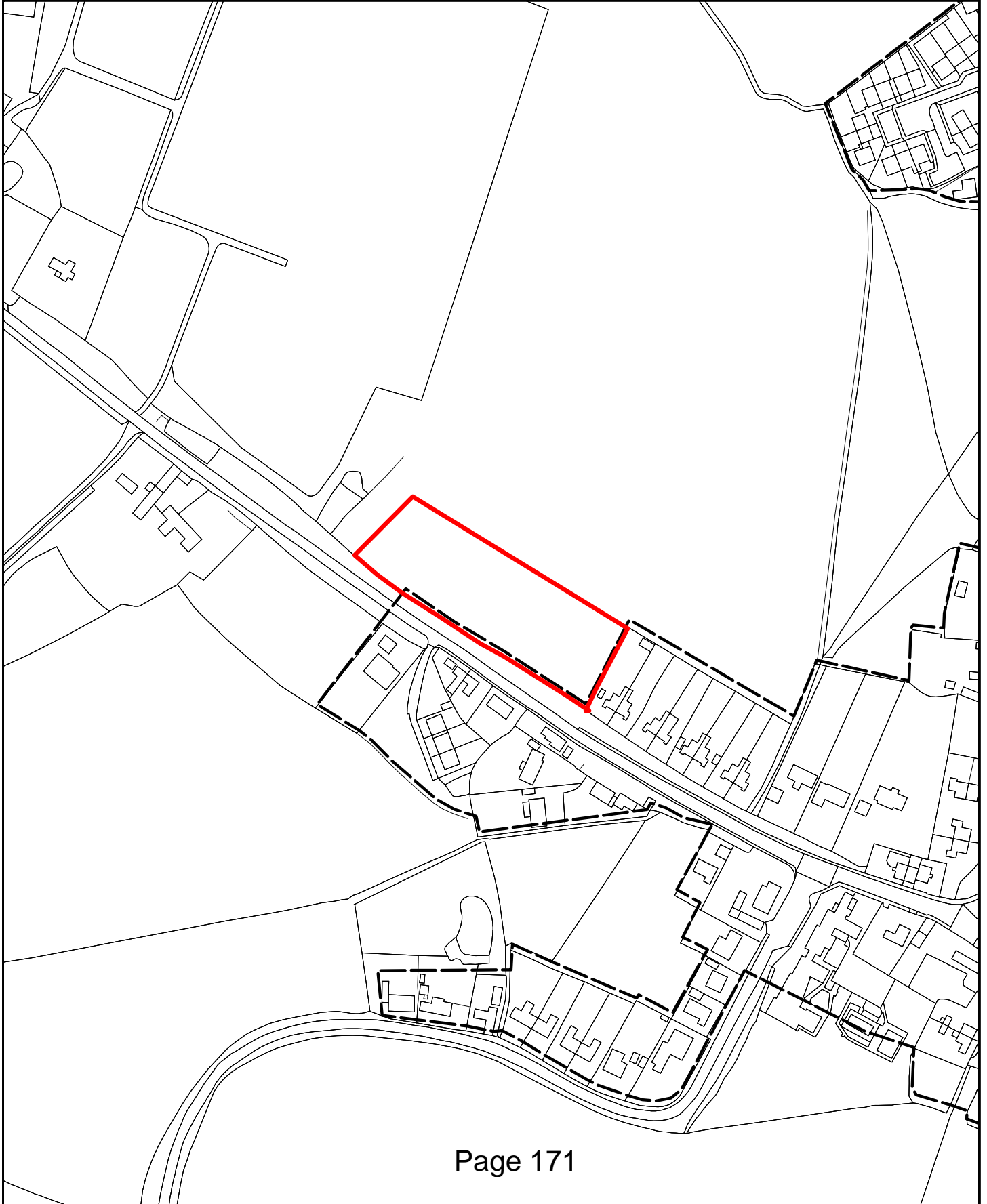
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District Council**

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# Agenda Item 8

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

10 May 2017

**AUTHOR/S:** Joint Director for Planning and Economic Development

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<b>Application Number:</b>	S/3064/16/OL
<b>Parish(es):</b>	Hardwick
<b>Proposal:</b>	Outline planning permission for the erection of up to 155 dwellings following the demolition of 2 existing dwellings, areas of landscaping and public open space and associated infrastructure works, with all matters reserved except for access
<b>Site address:</b>	Land south of 279 St. Neots Road, Hardwick
<b>Applicant(s):</b>	Circle Housing Group
<b>Recommendation:</b>	Delegated approval (to complete section 106 agreement)
<b>Key material considerations:</b>	Five year supply of housing land Principle of development Density of development and affordable housing Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Trees Ecology Provision of formal and informal open space Section 106 Contributions
<b>Committee Site Visit:</b>	10 May 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>	10 May 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 by adding to the 250 square metre community building to be funded through the recently approved scheme for 98 dwellings on land off Grace Crescent (ref. S/1694/16/OL). 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 a contribution to this facility, a contribution to the maintenance costs associated with the community vehicle secured as part of the approved scheme at Grace Crescent referenced above, 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 regular bus service within close proximity to the site and the provision of a contribution to the ongoing operation of the community vehicle approved as part of the Grace Crescent development, are factors which 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. S/0113/16/E1 – Environmental Impact Assessment (EIA) screening opinion for up to 200 dwellings, associated facilities, additional open space, community woodland and community facilities – no EIA required.

S/2231/88/O – erection of 2 dwellings (land r/o 283 St. Neots Road) – refused

S/1453/87/O – erection of 2 dwellings (land r/o 283 St. Neots Road) – refused

S/0115/79/O – erection of 10 dwellings (287 St. Neots Road Hardwick) - refused

#### **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  
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.
  - There is insufficient information to demonstrate that the impact of the development in terms of trip generation and the capacity of services and facilities can be adequately mitigated.
  - The Parish Council wishes to see further information in relation to the Section 106 package and to ensure that these measures are sufficient to mitigate the impact of the development.

Since the date of the initial consultation response, the proposed heads of terms have been developed. As a result of the provision of more detail in relation to the contributions relating to the provision of the offsite community building, further subsidy of the community transport scheme and off site recreation facilities, the Parish Council has resolved to support the application, subject to the provision of satisfactory healthcare facilities in the village, a matter on which progress needs to be made.

12. **District Councillor** - Cllr Chamberlain (Hardwick Ward) has written in support of the application. His comments will be provided in detail in the written update to this report, in advance of the committee meeting.
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.

An assessment of the potential noise generated by traffic accessing and egressing the

development and the impact that this may have on the residential amenity of the occupants of the properties adjacent to the proposed main vehicular access on St, Neots Road has been submitted. The mitigation measures suggested in the report i.e. the installation of an acoustic fence along the rear boundaries of the properties adjacent to the access route are considered to sufficient to offset any harm to those properties. Compliance with these requirements shall be secured by condition.

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 following revisions to the indicative masterplan to simplify the potential road layout at the entrance to the site. An off road circular walk should be incorporated within the scheme to ensure the health and wellbeing of occupants of the development is enhanced. The footpath which runs east-west through southern part of the site (connecting to Hall Drive - not shown on the definitive map as an adopted Public Right of Way) is an asset which should be positively included within the layout of the development. 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. 28 dwellings per hectare) is considered to be suitable in principle in this edge of village location. The layout indicates several parking courts in the northern part of the development, which appear urban in form and would not be supported at the reserved matters stage (the extent of these areas has reduced in the revised indicative layout.) The revised layout to the northern part of the site indicates that the number of dwellings proposed could be accommodated in a more permeable and legible scheme than the initial submission. These two principles will be key to securing an appropriate layout at the reserved matters stage. The landscaped areas to the south and west will require careful management to ensure

that these areas function well as public open space but also form an effective landscape 'buffer' to the development.

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 St. Neots Road 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 and the westbound slip roads of the A428 have 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. Additional work is being undertaken in relation to the Madingley Mulch roundabout and the results of this will be the subject of an update report in advance of the committee meeting.
19. **Cambridgeshire County Council Historic Environment Team (Archaeology)** – No objection raised. Archaeological investigations to the immediate north of the site have revealed evidence of Iron Age settlement and occupation and Roman settlement and droveway (Historic Environment Record reference MCB16338, MCB16811, MCB18507, MCB16337). Archaeological investigations at Scotland Farm also revealed further evidence of Iron Age settlement (ECB2765). In addition, to the south east at Redbrick Farm is earthwork evidence of medieval settlement (MCB15645, MCB13222, MCB15645, MCB13221). Surrounding the application area is also evidence of medieval and post-medieval cultivation visible as ridge and furrow (MCB11392, MCB11391). However, following the completion of additional investigations, it is considered that no specific mitigation is required.
20. **Cambridgeshire County Council Flood & Water Team** – no objection to the revised proposals. The surface water run off rate to Callow Brook would be limited to 2 litres per second per hectare and that is considered to be sustainable. Specific details on site levels, existing surface water run off rates, full details of the capacity of attenuation measures, flow control mechanisms and maintenance will be required at the reserved matters stage and can be secured by condition at the outline stage. The applicant will be required to submit a surface water drainage strategy for the site based on the principles of the Flood Risk Assessment (FRA) submitted with the outline planning application.
21. **NHS England** - state that Bourn surgery and the satellite surgery at Little Eversden (associated with Comberton surgery) do not currently have capacity to accommodate the projected additional demand that will result from this development. On the basis of their calculation, NHS England have requested a sum of £58,673 to provide an additional 25.51 square metres of floorspace to accommodate the additional approximately 372 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 – Details of the point of connection to the sewerage network will be required to ascertain the impact of the additional flows (depending upon whereabouts along St. Neots Road the connection is made, this will impact upon either Bourn or Uttons Drove Recycling Centres.) This detail can be secured by condition.  
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 155 dwellings, 62 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 62 affordable dwellings should be as follows:

6 x 1 bed flats  
6 x 2 bed flats  
24 x 2 bed (3 person) houses  
11 x 2 bed (4 person) houses  
15 x 3 bed houses

43 of the above properties should be for affordable rent, 19 for intermediate shared ownership.

8 properties should be allocated to those with a local connection to Hardwick and the remaining 54 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 specific policy compliant contributions are discussed in detail in the main body of the report. A detailed matrix will be appended to an update report, summarising the contributions/projects listed in this report.
26. **Cambridgeshire County Council Growth Team** – This proposal would result in an anticipated 46 children in the early years age bracket, 23 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 (52 in total given the 15 hour a week entitlement) and as such would equate to a cost of £18,461.54 per pupil. The proportionate contribution being sought from this development is therefore £424,615.42 (23 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.

No contributions are considered necessary in relation to primary school or secondary school provision as the County Council's forecast data indicate that Hardwick Primary School and Comberton Village College have available capacity to accommodate the additional population arising from this development.

In relation to lifelong learning, a figure of £28.92 per the additional residents (approx. 283 in the Council's calculation) is based on the standard charge approach adopted by the Museums, Libraries and Archives Council and is considered to be CIL compliant to make the scheme acceptable in planning terms. The total contribution from this scheme is approximately £11,135.00 (depending upon final housing mix.)

27. **The Wildlife Trust** – suggest that a desktop study should be carried out to ensure that full assessment is made in relation to the impact on priority habitats, such as deciduous woodland. The consultants that produced the Ecological Assessment in support of the application consider that the site is not covered by a Priority Habitat designation. No objections to the mitigation measures proposed and consider the retention of the unimproved natural grassland as undeveloped space to be a positive element of the scheme.
28. **District Council Ecology Officer** – No objections to the proposals. The Ecological Assessment submitted with the planning application assesses the impact of the development on breeding birds, bat activity, badgers, botany and Great Crested Newts. The ecological appraisal has established that the extensive tree coverage is hawthorn scrub and so the conclusion that the site does not contain Priority Habitat in this regard is supported (noting the comments from the Wildlife Trust outlined in paragraph 27 of this report). Great Crested Newts are considered not to be a constraint to development of the site due to the poor condition of the offsite pond.

There will be a need to ensure that an adequate buffer is provided between buildings and the badger setts when the detailed layout is presented at the reserved matters stage.

The retention of landscaping as a community woodland would require management.

The site is not of significant value in relation to breeding birds. Biodiversity enhancements such as bird boxes can be incorporated into the scheme.

29. **District Council Tree Officer** – no objections to the principle of development. The site does contain many mature trees and hedges around the perimeter that would be affected by the proposals. The site is covered by scrub planting which is not considered to be of a high amenity value or worthy of retention. The application is supported by a comprehensive arboricultural impact assessment and the recommended tree protection measures are considered to be acceptable. There is considered to be a risk that the hedgerows along the access track to be used as the secondary means of access will be removed to facilitate safe passage of the access. Conditions requiring a more detailed tree protection scheme and details of new landscape planting can be secured at this outline 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. **County Council Definitive Map Officer** – no objections to the proposals. The right of way through the southern part of the site is not formally adopted but measures should be taken to retain this route and incorporate this as an attractive feature within the development when the detailed scheme evolves. Opportunities to enhance the Public Right of Way network should be explored.

### **Representations**

32. 24 letters (including representations received via the website) have been submitted in relation to the application (16 objections, 7 letters of support and 1 letter seeking clarification).

The responses in objection to the proposals raise the following issues (summarised):

- The proposals would have a detrimental impact on the residential amenity of the properties on Meridian Close due to the short separation distance between the rear of the neighbouring dwellings and plots within the development.
- How will the emergency access route be policed to ensure that it is not used by residents of the development as a regular means of access? The point at which the emergency access enters into the main part of the development should be moved northwards to better preserve the amenity of neighbouring properties on Meridian Close.
- Most residents in Hardwick commute by car and so the close proximity of the bus service does not necessarily make this scheme sustainable.
- The proposed pedestrian access link to Hall Drive is considered to be dangerous. Hall Drive is a private road with limited footways and therefore there is a high risk of collision between pedestrians and vehicular traffic. There is no agreement in place between the developer and the properties on Hall Drive for residents of the development to have a right of access over this private road.
- It is considered unlikely that residents of the development will travel to neighbouring settlements by bicycle due to the distance of travel and the unsafe nature of a number of the roads, including St. Neots Road.
- The proposals would result in unreasonable overlooking of the properties on Hall Drive.
- The proposed access arrangements and number of regular trips to and from the development would result in noise and disturbance that would have an adverse impact on the residential amenity of the neighbouring properties on St. Neots Road.
- The biodiversity value of the site is considered to be understated by the applicant. The site is considered to be an example of a wooded area which provides a visual mark of the transition between the edge of the village and the countryside beyond, as identified as a characteristic of this part of the district within the adopted Design Guide.
- The proposal is considered to be too high in terms of the density of development – resulting in an adverse impact on the character of the village edge and the amenity of neighbouring residents.
- Affordable housing will be provided within the planned development on Bourn Airfield, which will meet the needs of this part of the District.
- There are insufficient employment opportunities in Hardwick. This will ensure that residents of the development will be required to commute for work and this

- weakens the environmental sustainability of the scheme.
- The village shop and other amenities within the village are considered not to be within reasonable walking distance of the site.
- 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.
- 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 letters of support make the following comments (summarised):

- There is a significant need for additional housing in the village.
- This is considered to be the best location for new housing development in Hardwick due to the close proximity of the regular bus service.

The letter of clarification received sought assurances that the proposals would not allow a vehicular connection from the development to Hall Drive. As the means of access is to be approved at this outline stage, the submitted plans demonstrate that the connection to Hall Drive would be for pedestrian access only – vehicular access and the emergency means of access will both connect to St. Neots Road.

**Campaign to Protect Rural England (CPRE)** – Object to the application. The Council's five year housing land supply deficit has been addressed by the submission of the draft Local Plan. The emerging Local Plan makes provision for an increase in the number of houses to be developed in the District. The scheme would significantly exceed the 15 dwelling limit on new residential development in group villages and should therefore be refused. The housing need within the District for the next 2 years could be met in Northstowe and there are plans to develop Bourn Airfield proposed in the emerging Local Plan. The 2010 census indicates that the number of dwellings in Hardwick was 1035 at that point – this proposal would result in a 15% increase in the size of the village on that basis.

### **Site and Surroundings**

33. The application site is undeveloped land which is located at the north western edge of the village of Hardwick. The site is accessed on its northern boundary via a private access track leading from St. Neots Road. The rear boundaries of the properties on Hall Drive abut the eastern boundary of the site. There is a residential development

(Meridian Close) adjacent to the north western corner of the site. There are a number of properties which front St. Neots Road which abut the northern boundary of the site. The site is located within the open countryside, the boundary of the village framework runs along the south eastern boundary of the site.

### **Proposal**

34. The applicant seeks outline planning permission for the erection of up to 155 dwellings following the demolition of 2 existing dwellings, areas of landscaping and public open space and associated infrastructure works, with all matters reserved except for access

### **Planning Assessment**

35. 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 and the 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:**

36. 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.
37. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 4.1 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 March 2017). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.
38. 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".
39. 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.

40. 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.
41. 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).
42. 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.
43. The site is located outside the Hardwick village framework, although adjacent to the north western 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 155 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.
44. 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.
45. 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.

46. However, this objective has to be considered in light of the 'out of date' status of the policy, resulting from the lack of a five year supply of housing land in the District. By proposing 155 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. 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. Part this site is classified as grade 2 agricultural land.
49. 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.
50. The proposals are assessed below against the social and economic criteria of the definition of sustainable development.

#### Social Sustainability:

51. 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.
52. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to an additional 155 residential dwellings, 40% of which would be affordable (62 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.
53. The affordable housing can be secured through a Section 106 Agreement. Officers are of the view the provision of up to 155 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.

54. The adopted Open Space SPD requires the provision of approximately 4700 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 7000 square metres is shown on the indicative masterplan, excluding the woodland at the southern end of the site) 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. Details of the management of the community woodland can be secured in the Section 106 Agreement at this outline stage.
55. 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:

56. 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.
57. 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.
58. There are bus stops on the northern and southern sides of St. Neots Road, within approximately 60 metres of the entrance to the development. The Citi 4 bus service can be accessed from these stops. This 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. These services would be accessible from the entrance to the development via the existing footway network.
59. The applicant is also proposing to contribute to the ongoing provision of a community vehicle secured as part of the package of measures to mitigate the impact of the development for 98 units at Grace Crescent (ref. S/1694/16/OL approved at the March 2017 meeting of the planning committee.) Hardwick Parish Council has agreed to take ownership of the vehicle and the Section 106 funding from this application would contribute towards annual maintenance of such a vehicle for a five year period, in addition to the five years secured as part of the Grace Crescent scheme.



60. 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 this scheme proposal further. The contribution towards 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, in addition to the regular bus service which also runs adjacent to the development.
61. In addition to this contribution, 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 to the services within the village, such as the village shop, which is within 1 mile of the entrance to the site (approximately 500 metres from the pedestrian link to Hall Drive, via Laxton Avenue and Limes Road).
62. Cambridgeshire County Council is the Education Authority. This proposal would result in an anticipated 46 children in the early years age bracket, 23 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.
63. 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 52 pre-school children (on the basis of 26 children at one time, each entitled to 15 hours a week) and as such would equate to a cost of £18,461.54 per pupil. The proportionate contribution being sought from this development is therefore £424,615.42 (23 x £18,461.54).
64. 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, a contribution of £60,000 was secured through the Section 106 agreement associated with the development at Grace Crescent referred to previously. This would cover the cost of the conversion and as such no further funding is to be sought from this development in that regard, as this space would accommodate children from both developments.
65. Following the decision by the Trustees of the community rooms within the school to relinquish their rights to these, in favour of access to the new off site building, the full amount of £424,615.54 is to be transferred to that project. This will fund an expansion of the capacity of that facility to ensure that the cumulative population growth of both developments is accommodated and that the facility is of a standard suitable to meet the deficit in indoor community space within Hardwick.
66. The County Council consider that there is sufficient capacity at the primary school to accommodate the 54 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 39 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.
67. In relation to lifelong learning, a figure of £28.92 per the additional residents (approx. 283 in the Council's calculation) is based on the standard charge approach adopted by

the Museums, Libraries and Archives Council and is considered to be CIL compliant to make the scheme acceptable in planning terms. The total contribution from this scheme is approximately £11,135.00 (depending upon final housing mix.)

68. In terms of health impact, the applicant has submitted an Impact Assessment in this regard. This Assessment confirms that the nearest doctor's surgery are located in Comberton and Bourn 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 Comberton surgery, which already operates a satellite practice at Little Eversden. The Bourn practice has indicated to the Parish Council that it may be willing to consider a satellite branch but there are no specific details of this at this stage and no certainty as to NHS funding. As such, this option is not yet advanced enough to be able to constitute a CIL compliant contribution. Officers will continue to discuss this option with the local practice and NHS England once the size and specification of the community building becomes more certain.
69. 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, or at Bourn to accommodate the demands of the additional population that would result from this development. As a result, NHS England are requesting a sum of £58,673 to provide an additional 25.51 square metres of floorspace to accommodate the additional 372 anticipated population increase (nb. Different projection to the County Council figures above).
70. Whilst there is limited physical capacity to extend the surgery at Bourn, there would be scope to physically extend the practice at Little Eversden, associated with the GP surgery in Comberton, which also serves residents of the village. 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 at Bourn as opposed to requiring an increase in the footprint of the building. If, once a specific project is identified by the NHS, it is identified that an external extension is required to provide additional capacity in the area, this could be achieved through an extension to the satellite facility at Little Eversden (approximately 2 miles further away from the site).
71. 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.
72. 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.
73. 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.
74. 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.

75. 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.
76. 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.
77. A key element of the proposed package of mitigation measures relating to this application is the provision of a contribution in excess of £400,000 to the contribution secured for the provision of a 250 square metre community building as part of the Section 106 relating to the recently approved scheme at Grace Crescent, allowing for a larger development to be constructed. The Parish Council controls land at the recreation ground, where there would be space for such a facility to be located.
78. Provision of a self contained community facility of this size would be a significant benefit of the scheme. On the basis of the ratio used in the 2009 audit, approximately 30 square metres of indoor space would be required to mitigate the impact of this development. The contribution sought would result in significantly greater amount of floor space being added to the 250 square metre costed scheme secured through the Grace Crescent scheme.
79. However, seeking this level of contribution is considered to be CIL compliant in that the 250 building would be required to mitigate the loss of existing community rooms at the school to meet the pre-school needs arising from the development. When adding the population of this scheme and Grace Crescent together, in the region of 50 square metres would be required on top of the 250 square metres to mitigate the impact of the additional population in the village as a result of the two developments. However, to ensure that Hardwick can be considered among the more sustainable locations within the District, there is a need to address the full identified 300 square metre deficit and mitigate the impact of new development. The additional contribution is therefore considered necessary to make the development acceptable in planning terms.
80. 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:

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

82. The provision of up to 155 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.
83. Overall, it is considered 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. This would enhance the sustainability of the village, adding to the fact that Hardwick has one of the most regular public transport connections to Cambridge within the District.

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

84. 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. 7.1 hectares in area). The density equates to approximately 22 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 and the need to incorporate significant landscape 'buffers' to the southern and western edges, it is considered that this proposal meets the exception tests of the current and emerging policy with regard to the density of development.
85. The density of the developed area in the indicative layout would be higher than this figure, approximately 28 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 155 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.
86. 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 (93 units) has not been specified.
87. 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.
88. 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 smaller units, in a District where there is a need to increase the stock of this type of housing.

89. The indicative proposals include a number of single and 1.5 storey dwellings. Whilst the detail would be secured at the reserved matters stage, the inclusion of smaller properties and accommodation suitable for a range of ages and needs within the final scheme enhances the social sustainability of the development.

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

#### **Landscape Impact**

90. The application site was assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) which formed part of the evidence supporting the emerging Local Plan (site 180 – proposed between 150 and 200 dwellings at that stage.). The report which examined the potential for development of this site at that stage considered the townscape and landscape impact of such a scheme. The site lies within the Western Claylands landscape area and the setting of the village is described as a broad scale rolling, largely arable landscape in the 1998 Village Capacity Study. In relation to this site, the Study states that the woodland and small fields with hedgerows provide a more enclosed landscape than the surrounding countryside and this provides a transition between the edge of the built up part of the village and the open fields beyond. The report concludes that development of this site on the scale proposed at that stage would be 'likely to result in the loss of this enclosed woodland area that provides this transitional edge to the village.' The report highlights the presence of pasture land on the eastern edge of the site which creates a visual break in the built frontage along the road, where land with a rural character encroaches into the village.
91. The proposal involves the retention of a substantial landscape 'buffer' on the western edge of the site. The landscaped edge would be 20 metres deep, with the rear of the buildings adjacent to that boundary set further off the western boundary of the site. This buffer would increase to 50 metres in the south western corner of the site. This landscaping would thin out again on the southern boundary, but would remain 20 metres deep at the narrowest point. Whilst the proposed layout is only indicative at this outline stage, it is considered that the applicant has demonstrated that, by reducing the number substantially below the upper limit proposed at the SHLAA stage, a substantial tree belt could be retained to mark the edge of the development and provide a transition to the more open character of the countryside further west.
92. At the density proposed, it would also be possible to locate a large area of open space in the north western corner of the main body of the site, which would significantly offset the closest buildings from the western boundary of the site. This would soften the landscape impact of the development immediately south of Meridian Close, which is a relatively dense residential cul-de-sac. In the north eastern corner, another large area of open space could be located to the rear of the land which provides the visual break to the built frontage identified in the SHLAA report. This would allow the closest buildings to be set a substantial distance in to the site and, in addition to the retention of the hedgerow on the northern boundary. Given the separation distance that could be retained, it is considered that the proposals would not result in an overbearing impact on the character of the landscape, retaining a sense of a 'gap' in development along the frontage of St. Neots Road.
93. The Landscape Design Officer has not objected to the proposals. It is acknowledged that the indicate layout in the northern part of the development is relatively dense and this may need to be altered at the reserved matter stage. However, the overall density of development is considered to be relatively low, allowing the average plot size to exceed the minimum requirements in terms of garden space and comply with the

separation distances stipulated within the Design Guide. In addition, the proposal indicates that flatted development would need only to account for approximately 16% of the units at the density proposed. Given the need for smaller accommodation within the District, it is considered that this percentage could be slightly increased at the reserved matters stage and the density in other parts of the site reduced.

94. The management of the open space is considered to be important in ensuring the effectiveness of the dense tree belt from a landscape character point of view. The retention of the trees on the boundaries of the site can be secured by condition and compliance with the landscape parameter plan can be conditioned at this outline stage. At the density proposed, substantial separation distances can be retained between buildings within the development and the boundaries of the site with adjacent undeveloped land.
95. 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).'
96. The SHLAA report did conclude that development of the site would have an adverse impact on the character of the transition between the built up edge of the village and the open countryside to the south and west. However, Officers consider that, at the density proposed, an adverse impact on the character of the landscape, both in localised and more distant views, could be mitigated through the retention of the significant landscape buffers proposed. Given the context of a lack of five year housing land supply (a situation which has arisen since the completion of the SHLAA process), the test to be applied to any harm arising from a development is more stringent as this harm must significantly and demonstrably outweigh the benefits. Given the lack of objection on landscape grounds to this proposal and the guidance in relation to the weight to be given to the housing shortage where harm is identified by the Inspector in the Melbourn appeal, it is considered that refusal of this scheme on the basis of landscape impact could not be substantiated at appeal.
97. In light of the above assessment, it is considered that any 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.
98. The Design Officer has commented that footpath which runs east-west through southern part of the site (connecting to Hall Drive - not shown on the definitive map as an adopted Public Right of Way) is an asset which should be positively included within the layout of the development. It is acknowledged that the houses to the south of this route would back on to the pathway, which is not appropriate in design terms. However, alteration could be made to the internal road layout of the scheme to address this issue, without affecting the number of units. This is an issue to be resolved at the reserved matters stage therefore.

## **Trees**

99. The District Council Tree Officer has raised no objections to the proposals. The application is supported by a comprehensive arboricultural impact assessment and the recommended tree protection measures are considered to be acceptable. There is considered to be a risk that the hedgerows along the access track to be used as the secondary means of access will be removed to facilitate safe passage of the access. The hawthorn hedges that demarcate the boundaries of the track are proposed to be retained but are also assessed as category C specimens by the survey submitted with the application. Specimens in this category are considered not to be of a condition or amenity value that warrant retention. As such, even if these hedges were proposed to be removed, details of a suitable means of enclosure of the track and/or replacement planting can be secured by condition at this outline stage. Conditions requiring a more detailed tree protection scheme and details of new landscape planting can also be secured at this outline stage.

## **Ecology**

100. The Ecology Officer has raised no objections to the application. The Ecological Assessment submitted with the planning application assesses the impact of the development on breeding birds, bat activity, badgers, botany and Great Crested Newts. The ecological appraisal has established that the extensive tree coverage is hawthorn scrub and so the conclusion that the site does not contain Priority Habitat in this regard is supported (noting the comments from the Wildlife Trust outlined in paragraph 27 of this report). Great Crested Newts are considered not to be a constraint to development of the site due to the poor condition of the offsite pond.
101. Badgers are present in the southern part of the site. There are 2 badger setts located in the area indicatively shown as buffer planting on the southern boundary of the site. There will be a need to ensure that an adequate buffer is provided between buildings and these setts when the detailed layout is presented at the reserved matters stage.
102. The retention of landscaping as a community woodland would require management and the details of this can be secured through the Section 106 Agreement. The retention of extensive woodland on the southern and western boundaries of the site and the area on the eastern boundary would allow foraging for bats. No evidence of bats roosting on the site was recorded during the survey period.
103. The site is considered not of significant value in relation to breeding birds. Biodiversity enhancements such as bird boxes can be incorporated into the scheme. These and other enhancements can be secured by condition at this outline stage. Management of the LEAP to be installed on the unimproved grassland will be crucial to ensure successful retention of the biodiversity value of that part of the site. Callow Brook, an Awarded Watercourse runs along the eastern boundary of the site. This has been culverted along large sections and opportunities to open this up as a biodiversity enhancement should be considered. The details of biodiversity enhancements and ensuring compliance with the mitigation measures listed in the ecological survey can be secured by condition at this outline stage.

## **Highway safety and parking**

104. Following the submission of additional information, the Local Highway Authority has 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 and bus stop improvements on St. Neots Road can be conditioned 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.

105. In relation to the wider network, the capacity of St. Neots Road roundabout and the westbound slip roads of the A428 have 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. Additional work is being undertaken in relation to the Madingley Mulch roundabout and the results of this will be the subject of an update report in advance of the committee meeting.
106. Whilst the Highway Authority questioned the feasibility of operating a community bus when this was secured as part of the Grace Crescent scheme, they supported 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 additional funding to support the running of this facility should be secured via the Section 106 Agreement relating to this application, enhancing the environmental sustainability of the scheme.
107. 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**

108. 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 St. Neots Road to the north and Hall Drive to the east, sufficient separation distances could be retained between the rear of those properties and the properties closets to each of those boundaries within 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.
109. The majority of the properties on Hall Drive to the east of the site, are set a substantial distance away from the common boundary with the application site, due to the long length of those plots. Properties in the south eastern part of the development would be closer to the properties at the end of Hall Drive. However, the indicative layout demonstrates that plots within the development could be positioned to maintain the minimum separation distances required by the Design Guide (12 metres between blank elevations where they face a neighbouring elevation with habitable room windows as well as the distance quoted above). In addition, a substantial element of the landscaping on the eastern boundary of the site is within the applicant's ownership and retention of these can therefore be secured by condition.
110. The layout of the scheme is indicative at this stage. However, the applicant has indicated in the design and access statement that development would include some units that would be limited to 1.5 storey units. Given the identified need on the housing register, it is considered that the provision of smaller units would be a social benefit of the scheme. Those units could be located in that part of the site, ensuring that the



design of those properties would not be dependent upon habitable room windows in the rear elevations above ground floor level. The final elevational details would be secured at the reserved matters stage but it is considered that in principle, the development would preserve the amenity of the neighbouring properties on Meridian Close. It is considered that this would avoid any significant harm to the amenity of those neighbouring properties, offsetting the impact of a separation distance of 22, marginally short of the 25 metre distance suggested for elevations facing each other which contain habitable room windows in the adopted Design Guide. Appropriate intervening boundary treatments can be secured by condition.

111. The access track leading to the north western corner of the site would be for emergency vehicles only. This is a requirement of the Fire and Rescue service on developments over 100 units. There would be no requirement to use this access by vehicles associated with the development as a main point of vehicular access is proposed and meets the required highway safety standards. A rising bollard mechanism or similar can be installed at either end of this access and the pedestrian access to Hall Drive to prevent the use of those access points by vehicles and thereby reduce the potential for noise and disturbance to adjacent residents. This is matter to be dealt with when the layout of the development is to be approved at the reserved matters stage. The management of these arrangements can be included within the Section 106 Agreement. The issue raised in relation to a right of access over Hall Drive (a private road) is a civil matter and is therefore not a material planning consideration. Nevertheless, the installation of measures to prevent vehicles accessing or egressing the development from Hall Drive would ensure that the road could be used only as a pedestrian route by occupants of the proposed scheme.
112. At approximately 28 dwellings per hectare within the developed area, the average plot size of would be approximately 350 square metres in size (although space for the internal roads would need to be deducted from this). This is considered sufficient to achieve a dwelling size 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.
113. It is considered that the indicative layout demonstrates that 155 units could be located on the site, with sufficient separation distances retained between properties to preserve the residential amenity of the occupants of the development.
114. 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**

115. 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.
116. 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. The surface water run off rate to Callow Brook would be limited to 2 litres per second per hectare and that is considered to be sustainable. Specific details on site levels, existing surface water run off rates, full details of the capacity of attenuation measures, flow control mechanisms and maintenance will be required at the reserved matters stage and can be secured by condition at the outline stage.

117. 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**

118. 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.
119. Anglian Water state in their consultation response that details of the point of connection to the sewerage network will be required to ascertain the impact of the additional flows (depending upon whereabouts along St. Neots Road the connection is made, this will impact upon either Bourn or Uttons Drove Recycling Centres.) This detail can be secured by condition as specific details will only emerge once the layout is to be fixed at the reserved matters stage.
120. Anglian Water raises 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**

121. 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 155 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.
122. As highlighted previously, a contribution of £424,615.42 (sum arrived at through valuation conducted by the developer) to contribute to the delivery of a community building alongside the funding secured via the Grace Crescent scheme for 98 units 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.
123. A contribution of approximately £45,000 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 approximately £45,000 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.

124. The provision of cycle stands 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. These contributions are considered to be CIL compliant as necessary to improve the quality of alternatives to the use of the private car, by providing a greater incentive to use public transport, which can be accessed immediately adjacent to the entrance to the site. Footway and bus stop improvements can be secured by condition.
125. The provision of a contribution of £20,000 towards the maintenance of the community transport facility secured via the Grace Crescent scheme would further enhance the environmental and social sustainability of the scheme.

#### **Other matters**

##### Archaeology and Heritage:

126. 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.”
127. 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”.
128. 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.
129. 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”.
130. 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.
131. There is evidence from the Historic Environment Records (HER) that the application site lies in an area of high archaeological potential. Archaeological investigations to the

immediate north of the site have revealed evidence of Iron Age settlement and occupation and Roman settlement and driveway (listed on the HER). Archaeological investigations at Scotland Farm also revealed further evidence of Iron Age settlement. In addition, to the south east at Redbrick Farm is earthwork evidence of medieval settlement. Surrounding the application site is also evidence of medieval and post-medieval cultivation visible as ridge and furrow. These sites are also listed on the HER.

132. The County Council Archaeologist has considered the additional report submitted by the applicant and consider the findings are thorough, concluding that the risk caused by development in this regard is low. As such, no further investigation is considered to be necessary and no specific mitigation is required.
133. There are no listed buildings within close proximity of the site, the closest being in excess of 750 metres to the south east of the site. The majority of the housing stock in the village sits between the site and those buildings. Given the lack of intervisibility between the site and these buildings, it is considered that there would be no harm to the setting of those listed buildings. The site is also a substantial distance away from the conservation area and due to the extent of development in the intervening distance, the proposed development would have no adverse impact on the setting of the designated area.

Environmental Health:

134. 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.
135. 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.
136. An assessment of the potential noise generated by traffic accessing and egressing the development and the impact that this may have on the residential amenity of the occupants of the properties adjacent to the proposed main vehicular access on St, Neots Road has been submitted. The mitigation measures suggested in the report i.e. the installation of an acoustic fence along the rear boundaries of the properties adjacent to the access route are considered to sufficient to offset any harm to those properties. Compliance with these requirements shall be secured by condition.
137. 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.
138. 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.

139. 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.
140. 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:

141. Officers have considered this proposal alongside the other large scale application for residential development in Hardwick (the recently approved scheme for up to 98 dwellings on land off Grace Crescent – ref. S/1694/16/OL), 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.
142. 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.
143. The County Council as Education Authority have considered the anticipated population increase from this development and the Grace Crescent scheme referred to above. In relation to early years provision, 46 children of pre-school age (25 eligible for free school provision) would result from the population of this application and 26 children of the same age group (14 eligible for free school provision) would result from the scheme at Grace Crescent. 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.
144. 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 a relatively small proportion 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 of the Comberton surgery which is not significantly further away from the site than the Bourn surgery. If an alternative project is identified, such as utilising space within the community building as a satellite surgery as suggested by the Parish Council, this could be secured through a deed of variation to the Section 106 once a specific scheme is identified. There remains uncertainty about the feasibility of

this project, which would need to be financed by NHS England but officers will continue to work with the NHS and the local practices to see if a solution can emerge once the specification and exact size of the community building is known.

145. 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.
146. 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.
147. Following this assessment, officers are content that the sustainability credentials of this proposal have been demonstrated satisfactorily when assessed alongside the proposal at Grace Crescent. It is therefore considered that approval of this application is not prejudiced by the outcome of that application.

### **Conclusion**

148. 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.
149. 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 financial contribution towards the provision of a community building (as an extension to the funding already secured via the 98 dwelling scheme at Grace Crescent) 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.
150. It is considered that the proposal would not result in a significant adverse impact on the character of the landscape. The proposal would retain a substantial belt of trees along the southern and western boundary and the community woodland in the south western corner would provide a significant 'buffer' to the most sensitive edges of the site in terms of softening the transition from the extension to the developed part of the village and the open countryside beyond.
151. The density of the development is considered to be acceptable, accounting for the need to retain the significant areas of planting along the southern and western edges. It is considered that the number of units proposed could be achieved in a manner that would preserve the residential amenity of neighbouring properties, through the positioning of bungalows on the north western edge of the development, adjacent to the properties on Meridian Way.

152. 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.
153. In addition to the provision of the community building, the proposal would provide a contribution towards the maintenance of the community transport vehicle secured via the Grace Crescent scheme, which would be managed by the Parish Council. This would be a significant environmental benefit of the scheme, alongside the fact that the occupants of the development would be within walking distance of a regular bus service which would allow access to the employment, services and facilities in Cambridge within a relatively short journey time.
154. It is considered that the scheme includes positive elements which enhance social sustainability. These include:
- the positive contribution of up to 155 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 62 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 (adding to the funding already secured as part of the Grace Crescent scheme) which would address the fact that the existing provision is considered to be below the required standard.
  - The provision of a contribution towards the maintenance of the community vehicle secured as part of the Grace Crescent scheme, to be operated by the Parish Council, providing an alternative to single occupancy car journey, alongside the regular bus service operating within close proximity of the site.
  - 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 along 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
155. 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.
156. Officers recommend that the Committee grants planning permission, subject to the following:
157. **Section 106 agreement**  
To secure provision of onsite affordable housing, the provision of public 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, which shall be included in a written update prior to the meeting.

## Draft conditions

158.

- (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) Details of renewable energy generation (including water efficiency/conservation measures) within the development and associated noise assessment and mitigation measures – 10% renewables and compliance.
- (i) Scheme to detail upgrading of bus stops on St. Neots Road
- (j) Scheme for provision of additional cycle stands adjacent to bus stop on St. Neots Road
- (k) Details of scheme for improving footways and street lighting adjacent to the site
- (l) Foul water drainage scheme
- (m) Surface water drainage scheme (management and maintenance to be secured through Section 106)
- (n) Sustainable drainage strategy
- (o) Tree Protection measures
- (p) Retention of existing planting on site boundaries
- (q) Compliance with flood risk assessment
- (r) Detailed plans of the construction of the accesses
- (s) Pedestrian visibility splays
- (t) Ecological enhancement and habitat management plan
- (u) Site waste management plan
- (v) Restriction on the hours of power operated machinery and deliveries during construction
- (w) Phasing of construction
  
- (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) 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.

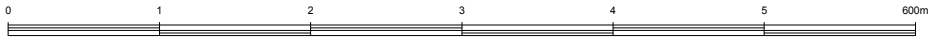
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File Reference: S/3064/16/OL

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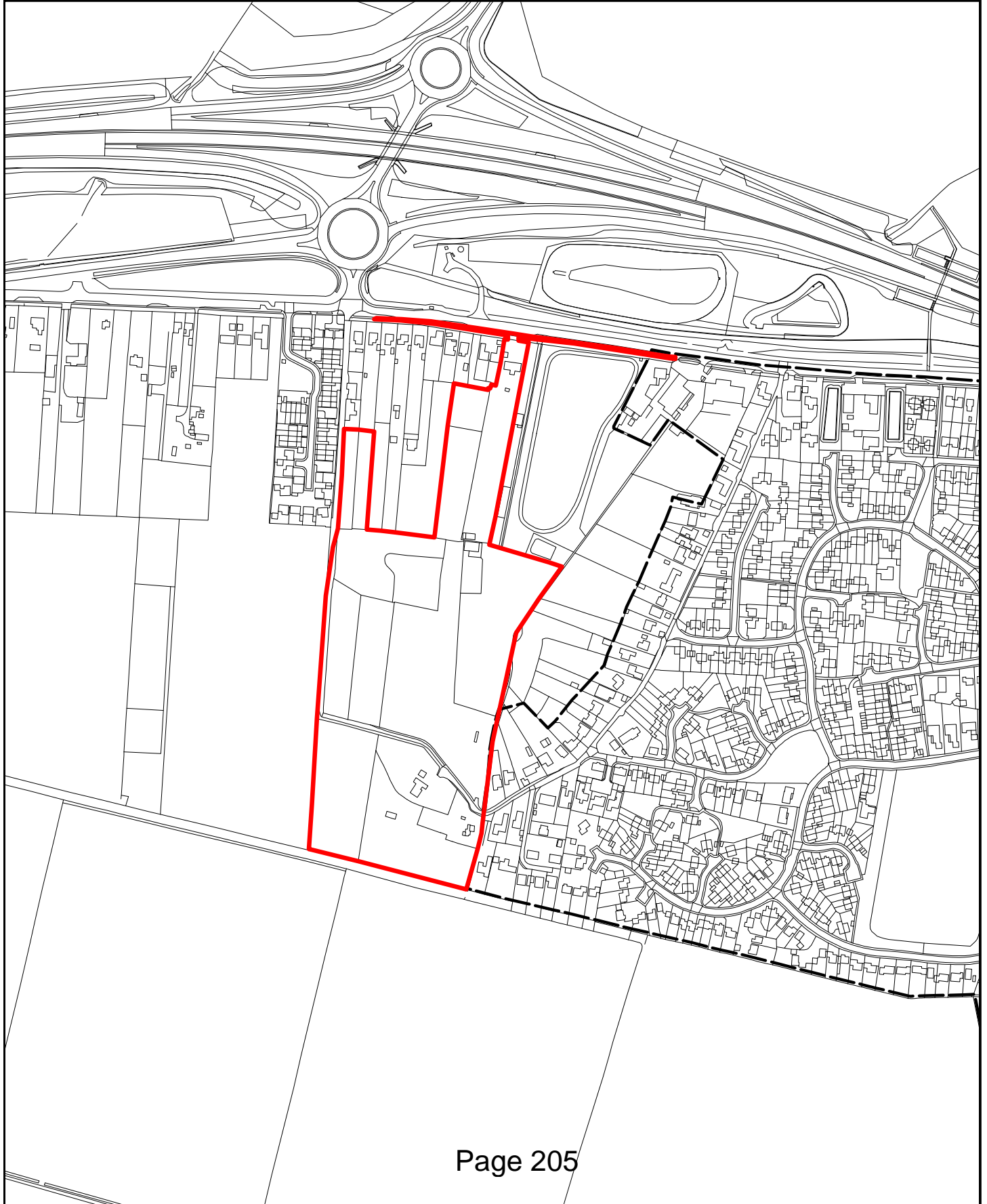
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# Agenda Item 9

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee 10 May 2017  
**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/3391/16/OL

**Parish(es):** Swavesey

**Proposal:** Outline planning permission for demolition of farm outbuildings and erection of up to 90 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Boxworth End. All matters reserved except for access.

**Site address:** Land off Boxworth End Swavesey

**Applicant(s):** Gladman Developments and Burgess

**Recommendation:** Delegated approval (to complete section 106 agreement)

**Key material considerations:** Five year supply of housing land  
Principle of development  
Sustainability of the location  
Density of development and affordable housing  
Character of the village edge and surrounding landscape  
Ecology  
Highway safety  
Residential amenity of neighbouring properties  
Surface water and foul water drainage  
Provision of formal and informal open space  
Section 106 Contributions

**Committee Site Visit:** 09 May 2017

**Departure Application:** Yes

**Presenting Officer:** David Thompson, Principal Planning Officer

**Application brought to Committee because:** The officer recommendation of approval conflicts with the recommendation of Swavesey Parish Council and approval would represent a departure from the Local Plan

**Date by which decision due:** 10 May 2017 (extension of time agreed)

### Executive Summary

1. The application site is located outside of the Swavesey village framework, the boundary of which skirts the northern, western and southern boundaries of the site.

Residential development is located to the north (Ramper Road), south (the units at Pine Grove Park) and west (on the opposite side of Boxworth End) of the site.

The application is outline only and the only matters to be decided at this stage are the means of access and the principle of the erection of up to 90 dwellings and the other facilities listed in the description of development on the site. It is considered that the illustrative masterplan submitted with the application demonstrates that a maximum of 90 units could be provided on the site, within adequately sized plots along with the required access routes, level of formal and informal open space and surface water attenuation measures. It is considered that the illustrative layout indicates that this could be achieved without having an adverse impact on the character of the surrounding landscape, with the need for housing considered to outweigh the limited harm that would arise in relation to the Important Countryside Frontage designation along the roadside frontage.

As assessed in the main body of the report, officers consider that recent appeal decisions have given specific guidance on the limited weight to be attached to the settlement hierarchy contained within the LDF Core Strategy and assessing the connectivity of development to public transport links, which are factors relevant to the determination of this application. These considerations are material to the determination of this application, for the reasons explained in the main body of the report.

There are no objections to the proposals from the Local Highway Authority, the Lead Local Flood Risk Authority or the Environment Agency following the receipt of additional information and none of the Council's internal consultees have recommended refusal. 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.

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 potential landscape and environmental disbenefits. None of these disbenefits are considered to result in significant and demonstrable harm and therefore, it is considered that the proposal achieves the definition of sustainable development as set out in the NPPF.

### **Planning History**

2. Relevant planning history on the application site:

S/1531/15/FL – conversion of barns to single dwelling, including replacement of modern building, new access to Dairy Farm House and change of use of land to domestic curtilage – approved.

S/0480/90/F – change of use of agricultural buildings to workshops, storage and existing dwelling to offices – approved.

C/1110/73/O – erection of 11 detached dwellings – refused.

### **National Guidance**

3. National Planning Policy Framework 2012 (NPPF)

Planning Practice Guidance (PPG)

### **Development Plan Policies**

4. 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.
5. **South Cambridgeshire LDF Core Strategy DPD, 2007**  
ST/2 Housing Provision  
ST/6 Group Villages
6. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
DP/7 Development Frameworks  
HG/1 Housing Density  
HG/2 Housing Mix  
HG/3 Affordable Housing  
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  
CH/4 Development within the Curtilage or Setting of a Listed Building  
CH/7 Important Countryside Frontages  
SC/9 Protection of existing Recreation Areas, Allotments and Community Orchards  
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
7. **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 SPD – Adopted March 2011  
Listed Buildings SPD – adopted July 2009
8. **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/9 Minor 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/13 Important Countryside Frontages  
 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**

9. **Swavesey Parish Council** – the Parish Council recommend refusal of the application for the following reasons:

- Concerns regarding surface water drainage. Swavesey is the last densely populated area on the River Great Ouse to discharge by gravity. A system of flood banks and non-return doors is employed to prevent water discharging to the Great Ouse during times of high rainfall. This ensures that surface water run off from development sites must be able to be stored on site for prolonged periods (up to 3 weeks) as water cannot be discharged into the drainage system without increasing flood risk during periods when discharge from the drains to the Great Ouse is prevented. There are repeated examples of drainage issues along Middle Watch and across the village and the cumulative impact of additional development increases the likelihood of further flooding.
- The Over Sewage Treatment Works is at capacity and therefore cannot accommodate the foul water flows that will result from the proposed development.
- The proposal will have an adverse impact on highway safety through increasing traffic volumes on Boxworth End. Congestion is a major concern on this arterial route through the village, which passes the primary school and additional traffic will exacerbate this situation further.



- The cumulative impact of the development of other sites within the village and neighbouring villages will have an adverse impact on congestion on the wider highway network, including the A14.
- The Parish Council considers that the proposed highway improvements should be extended to the junction with Pine Grove Park junction and further south to link to the bus shelter.
- The footpaths along Boxworth End are in a poor state of repair and this would be made worse by the additional volumes of pedestrian traffic in this part of the village should the development be approved.
- There is insufficient capacity in the primary school, secondary school and the doctors' surgery to accommodate the demands of this development and the cumulative pressure of other sites being developed in Swavesey and neighbouring villages.
- There is a need to provide low cost starter homes as part of the scheme, as well as bungalows to make provision for elderly persons.
- The Parish Council objects to the proposal for buildings of up to 2.5 storeys in height. This is considered detrimental to the character of the area, where buildings are predominantly lower in height than this.
- Although Swavesey is proposed to be upgraded to a Minor Rural Centre in the emerging Local Plan, the indicative maximum size of appropriate schemes is 30 dwellings. This scheme, along with the proposed large developments on Middle Watch and Fen Drayton Road would go far beyond this and the cumulative impact would be severe.
- The density of development is considered to be too high in this edge of village location and would have an adverse impact on the character of the landscape.
- It is not clear who will be responsible for the management and maintenance of the proposed on site open space.

10. **District Council Environmental Health Officer (EHO)** – The Public Health Specialist has commented that the Health Impact Assessment (HIA) is acceptable and the scale of the scheme and the resulting impacts can be assessed without requiring the revision of the HIA.

Further assessment of the potential noise generated by the noise of traffic on the A14 and primary routes adjacent to the site 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 Design 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.

11. **District Council Urban Design Officer** – has raised no objection to the principle of development. The parameter plans submitted indicate that development on the edges of the site can be reduced to below 30 units per hectare and this grading of the density would reduce the landscape impact of the scheme. The plans have been amended to demonstrate that the central part of the site (indicative density of 40 dwellings per hectare) would not be overly reliant on flatted development and as such, parking courts would not be a dominant feature on the streetscene.
12. **Natural England** - no comments to make on the application.
13. **District Council Landscape Design Officer (LDO)** – No objection to the principle of development. The site is not subject to any national designations. It is classified on a regional level as being part of the Bedfordshire and Claylands Landscape Character Area and at a local level, the site is within the Lowland Village Farmlands Character Area.

Concerns raised relating to the permeability of the development and views through to the open landscape beyond the site. The indicative plan has been amended to show a larger area of open space in front of the farm house and buildings by moving the internal access road closer to the entrance to the site. The tree and shrub planting initially shown to the south of the pond has been removed and this would allow views through the central part of the site, between the existing buildings, to the landscape beyond. The open space has been reconfigured to allow a view through the site to the north of the farm buildings. These alterations to the indicative layout have improved the permeability of the scheme. The retention of the hedge along the front of the site is welcomed.

14. **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 additional cycle stands at Swavesey Guided Busway. Details of the footway improvements scheme can be conditioned and a commuted sum for the provision of the cycle stands can be secured through a Section 106 Agreement. The impact of traffic on the Ramper Road routes to Cottenham and Girton has been considered in the revised information. The proposed upgrading of bus shelters adjacent to the site includes seating and shelters should be secured. Real Time Passenger Information displays would also need to be installed as part of the upgrade, at a cost of £54,000 and this should also be included in the Section 106 Agreement.
15. **Cambridgeshire County Council Historic Environment Team (Archaeology)** – The site is considered to be of potential archaeological interest. The site is located in the southern part of the village, in an area which has seen little previous archaeological investigation, although it is apparent that the current settlement had expanded into this area by at least the late 17<sup>th</sup> century. The County HER records earthworks within the proposed development area, interpreted as possible holloways. Lidar data contained within the heritage statement submitted in support of the application suggests that this is a field boundary, but this would not be consistent with

the form and extent of the feature. A geophysical survey has also been undertaken which has not added to our understanding of this feature. This however is simply an indication that the feature has proved unresponsive to this technique and should not be taken as evidence for lack of significance of this, or any other archaeological assets which are likely survive within the site. Details of any mitigation required will be provided in a written update in advance of the planning committee meeting.

16. **Cambridgeshire County Council Flood & Water Team (LLFRA)** – no objection to the application on the basis of compliance with the submitted Flood Risk Assessment (FRA). The FRA confirms that the mitigation measures would attenuate a volume of surface water to accommodate a 1 in 100 annual probability level of flood risk, with zero discharge for 3 weeks of the year. Both swales and an attenuation basins would be included within the development to provide a sustainable drainage system. Surface water would be discharged into the watercourse on the eastern boundary of the site. Specific details of the surface water drainage strategy can be secured by condition and details of management and maintenance can be secured via the Section 106 Agreement.
17. **Swavesey Internal Drainage Board** – no objection to the amended flood risk assessment on the basis that all mitigation measures and details of the surface water level controlling mechanism are secured by condition.
18. **Environment Agency** - The western part of the site lies in Flood Zone 1 (low risk of flooding). The north eastern part of the site lies within Flood Zone 2 (higher risk of flooding). The Environment Agency has no objection to the scheme, highlighting the need for the LLFRA to be consulted on the contents of the drainage strategy submitted with the application. Informatives are suggested relating to the details of the surface water and foul water drainage strategies and pollution control.
19. **Anglian Water** - Anglian Water (AW) has commented that in relation to foul drainage, waste water from the development would be treated at Over Water Recycling Centre. On the basis of a recent review, the facility does currently have capacity to deal with flows from the development. The sewerage system is considered to have available capacity to accommodate the additional demands placed on the infrastructure by the proposed development. Advise that the Environment Agency and the LLFRA should be consulted with regard to surface water drainage.
20. **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.
21. **Air Quality Officer** – No objection and no further assessment of air quality is considered to be necessary. 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
22. **Affordable Housing Officer** - The proposed site is located outside the development framework and should therefore be considered on the basis of an exception site for the provision of 100% affordable housing only to meet the local housing need. This would be in accordance with Policy H/10 of the emerging 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, which is in line with policy H/9 of the emerging Local Plan.

The developer is proposing 90 dwellings, which consists of 54 market dwellings and 36 affordable dwellings which meets the 40% requirement. There are currently 41 people within Swavesey Parish on the Housing Register.

There are approximately 1,700 applicants on the housing register and our greatest demand is for 1 and 2 bedroom dwellings.

The district wide tenure split is 70% rented and 30% shared ownership – equating to 26 for affordable rent and 10 for shared ownership. The mix across the 36 affordable units would be:

Affordable Rented:

11 x 1 beds  
11 x 2 beds  
3 x 3 beds  
1 x 4 bed

Intermediate/Shared Ownership:

5 x 2 beds  
2 x 3 beds  
3 x 4 bed

8 properties should be allocated to those with a local connection to Swavesey and the remaining 20 should be allocated on a 50/50 split basis between applicants with a local connection to Swavesey and those with a District wide connection.

A registered provider should be appointed to manage the affordable housing; we would like to be informed when a Registered Provider has been appointed so that we can discuss the delivery of the affordable housing with them.

The rented properties should be advertised through homelink and be open to all applicants registered in South Cambs. The shared ownership properties should be advertised through BPHA (Bedfordshire Pilgrims Housing Association) who are currently the government's appointed home buy agent in this region.

23. **Section 106 Officer** – details of the summary of section 106 requirements are discussed in detail in the main body of the report. Specific policy compliant contributions (final figure dependent on housing mix to be determined at the reserved matters stage under scale of development) are requested by the District Council towards the preparation of the new recreation ground (to provide sports pitches and the upgrading of the Memorial Hall building which is used as an indoor community facility).
24. **Cambridgeshire County Council Growth Team** – This proposal would result in an anticipated 27 early years children, 14 of which would qualify for free provision and the 2 pre-school classroom element of the extension already completed, but not fully funded, is the project against which contributions for this element can be sought.

In relation to primary provision, combining this proposal and the application for up to

70 dwellings on land at Middle Watch (ref. S/1605/16/OL – subject of an appeal), the anticipated population increase of the village would include approximately 55 children. This scheme alone would generate 32 primary school age children. The project identified to mitigate this impact is space within the 3 classroom extension which has already been completed to the primary school, but for which a funding shortfall has been identified and the County Council.

The County Council have calculated that 56% of the anticipated increase in primary school pupils would come from this scheme, 44% from the Middle Watch development. These are the development proposals within the village that are at an advanced stage in the determination process. The contribution being sought in relation to this application is £248,814.

In relation to secondary school provision, an extension to increase capacity at the Village College by 150 pupils has been completed, as a result of an identified shortfall in capacity in 2012. The total cost of the extension project was £3,900,000. Of this amount, a total of £3,150,000 was secured through grant funding sourced by the Village College and the County Council, leaving a shortfall of £750,000. This extension has accommodated the developments at 18 Boxworth End, The Ridgeway in Papworth, Mill Road in Over and would be able to accommodate the pupils from the refused applications at Middle Watch Swavesey and Bar Hill which are currently the subject of appeals.

After accommodating these schemes, on the basis of catchment forecasts from January 2016, the Village College would be at capacity. As such, in consultation with the school, an extension that would provide 150 additional places has been identified by the County Council. The estimated costs for this project is £4,250,000.

The school currently has a capacity of 1350 places for students aged 11-15. The 11-15 pupil roll was 1260 in January 2015 and 1255 in September 2015. In September 2016 the pupil roll was 1207. The forecasts show that there are 1258 children living in catchment in 2016/17. Of these 107 attended other secondary schools in the county however 56 children from out of the catchment attended the college. The school is forecast to admit up to its admission number of 270 for the foreseeable future when taking into account existing planned growth in the catchment.

The forecasts (from January 2016) confirm the population within the catchment area is set to increase. This is due to a growing secondary-aged population in the catchment area arising from natural growth in the population and the impact of new housing developments, including this site. However, Northstowe secondary school is set to open in 2019/20 which will remove the Hatton Park cohort of children from the Swavesey Village College catchment area.

Due to the fact that the appeals at Middle Watch and Bar Hill remain undetermined there are a number of scenarios. If both appeals are allowed, then this application would contribute to the second project (total costs £4.25 million – cost for this proposal £651,659 - £28,333 per pupil x 23). If either Middle Watch and/or Bar Hill appeals are dismissed, the contribution would reduce as there would still be some available capacity within the existing extended school. The figure would reduce to £581,660 if the Bar Hill appeal is dismissed but Middle Watch allowed, £377,824 if that scenario is reversed. If both appeals are dismissed, the contribution would be £307,825.

In relation to lifelong learning, a figure of £28.92 per the additional residents (approx. 225 in the Council's calculation) is based on the standard charge approach adopted

by the Museums, Libraries and Archives Council and is considered to be CIL compliant to make the scheme acceptable in planning terms. The total contribution from this application is approximately £6,507.00 (depending upon final housing mix).

25. **Historic England** – no objection.
26. **District Council Historic Buildings Officer** – no objections raised
27. **NHS England** – request a sum of £34,063 to provide an additional 14.81 square metres of floorspace to accommodate the additional 216 anticipated population increase (nb. Different projection to the County Council figures above). The NHS response indicates that this figure does not include an assessment of any additional car parking capacity and have indicated that they do not have the evidence base to make a request for extension/reconfiguration of the site in this regard.
28. **District Council Ecology Officer** – no objection, subject to the attachment of conditions to the outline planning permission.

The ecological surveys submitted with the planning application are considered to be suitable. Overall, the mitigation measures proposed in relation to Great Crested Newts (GCN) are considered to be acceptable but further details are required in relation to the location and size of the proposed Receptor site for GCN, details of the amount of habitat to be lost and details of the management of rough grassland areas will be required to ensure that adequate suitable habitat for GCN is retained on the site. Details of the seasonal timing for the erection of fencing, the translocation process and site clearance will be required. Details of mitigation measures to be implemented to prevent harm being caused to amphibians as a result of the sustainable drainage measures to be installed will also need to be secured.

29. **Highways England** – no objection raised.
30. **District Council Tree Officer** – no objection to the proposals. The Arboricultural Report submitted with the planning application provides a comprehensive overview of the nature of the tree cover on the site. An updated arboricultural impact assessment and a tree protection plan will be required at the reserved matters stage to inform the proposed layout. These requirements can be secured by condition at this outline stage.
31. **Cambridgeshire Fire and Rescue** – 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.
32. **Cambridgeshire Constabulary** – no comments to make in relation to ‘Secured by Design’ standards at this outline stage.

### **Representations**

33. 24 letters of objection (including representations made via the Council’s website) have been received which raise the following concerns (summarised):
  - There is evidence of recent flooding of the existing properties in this part of Swavesey. Surface water drains along Middle Watch and Boxworth End do not have capacity to deal with existing flows and the problem would be exacerbated by this development.
  - Ramper Road would not be able to cope with additional traffic, it is already

- congested.
- The proposals will have an unacceptable impact on the residential amenity of neighbouring properties
  - The density of the proposal is considered to restrict the amount of green space possible within the gardens of the properties. This ensures that the volume of surface water will be high and add further problems to the capacity of the existing network.
  - The measures that have been included to manage surface water are considered to be insufficient.
  - There are concerns regarding the capacity of the foul drainage system also – foul water from the development will be transferred to the Over treatment plant and this presents risk in terms of further flooding.
  - The amount of traffic on Boxworth End and Middle Watch already causes congestion. This site would introduce more traffic to the network in close proximity to the junction with Ramper Road, presenting a further highway safety hazard.
  - The existing site is greenfield and of biodiversity value. There will be a detrimental impact on species of wildflowers, badgers, newts etc.
  - The local doctor's surgery and primary school are at capacity. There is no room within the school site to add further extensions and therefore the development will have an unsustainable impact on these services. The capacity issue needs to be addressed before more development is approved. The doctor's surgery is also located on a physically constrained site, which limits the potential for expansion to accommodate additional demand.
  - The development would be contrary to the linear form of this historic part of the village.
  - The inclusion of 2 storey development and the noise associated with the proposed development during the construction phase and on occupation would have an adverse impact on the residential amenity of neighbouring properties.
  - This site was considered to be of 'limited development potential' in the formulation of the Local Plan and development on this scale should be confined to Northstowe and the other new settlements. This is not a sustainable location for 90 dwellings.
  - The village has limited retail and other services to be able to facilitate new large scale development in a sustainable way.
  - The proposal would have an adverse impact on property values in the locality.
  - The Guided busway is at capacity and this development will make that situation worse. This service is therefore not a viable alternative to commuting via the private car.
  - The benefit of a shop/resource would not be outweighed by the large number of units proposed in this part of the village, where access to and from the settlement is funnelled along Boxworth End.
  - The proposals may result in the loss of the existing trees and hedgerows on the boundaries of the site.
  - Whilst the village is served by the guided busway, this is at the opposite end of the village to the application site and therefore reliance of the car for transport is likely and makes this scheme less sustainable.
  - The village has already accommodated development above what has been planned for. This site is outside of the village framework and therefore approval of the scheme would be contrary to the policies of the Local Plan.
  - This proposal must be considered alongside the other planning applications for large scale development and the recently approved schemes in Over and Papworth, which will have an impact on the capacity of services and facilities in Swavesey. The cumulative impact is considered to be unsustainable.

- The footpaths in the village are poorly maintained. This is a highway safety concern and limits the ability of pedestrians to access services and facilities, a situation that would be made worse by the impact of the additional population generated by the proposed development.
- The access to the proposed development would be detrimental to highway safety. The driveways of adjacent properties are tight and result in vehicles reversing on to Boxworth End, within close proximity to the access to a large scale residential development. This would be an unacceptable situation.
- The proposed development would result in the loss of open views into the open countryside.
- The site is of high archaeological potential which could potentially be detrimentally affected by the development.

In addition to these representations, objection letters have been received from Swavesey Primary School and Swavesey Village College.

The letters from both schools has been considered by officers and the County Council as Education Authority are aware of the concerns expressed. The objection from the primary school raises the following concerns:

- The school has undergone a 24% increase in pupil intake in the last 3 years and has struggled to maintain standards of provision as a result.
- The extension recently completed has not increased capacity, it has simply replaced the space previously provided through temporary classrooms.
- There are already families in Swavesey with one child at Swavesey Primary School with other children who are having to attend schools in other villages.
- The numbers of children will increase further once the approved scheme for 30 dwellings approved at Boxworth End is built out.
- Primary school age children from the development would have to attend schools in neighbouring villages which will add to congestion on the roads, presenting a highway safety hazard which is likely to affect the school given its location on the main highway route through the village.
- Overall, the development would result in serious harm to the ability of the primary school to function properly. The standard of education as well as the health and safety of school children would be adversely affected if the development is approved.

The letter submitted by Swavesey Village College raises the following concerns:

- The Village College will already be increasing in size by 20% in the next (sic) five years and has struggled to maintain standards.
- Expansion has already taken place and there will be a need to accommodate children who will attend school in Northstowe following a temporary period – this presents the school with a serious capacity issue.
- Were the development to go ahead, a number of the pupils would be required to attend the Village Colleges in neighbouring villages.
- There are site constraints which ensure that expansion of the school significantly beyond the existing capacity is not a viable option.
- Swavesey Village College currently has capacity for 270 students in each year group and the projected demography in the academic year 2018-19 is well above this, with nearly 350 students in each year in the catchment area primary schools. Pupils of secondary school age that have moved into the catchment area have been refused places due to lack of capacity for the last 3 years.
- The approval of 86 dwellings in the past 2 years in the village will further add to



the capacity problems at the school once these properties are occupied.

### **Site and Surroundings**

34. The application site is land surrounding the farm house and buildings at Dairy Farm, located in the southern part of the village of Swavesey. The site is located outside of the village framework and in the open countryside. The Swavesey framework boundary skirts the northern, southern and western boundaries of the site. The site is situated between residential development on Ramper Road to the north and Pine Grove caravan park to the south. An established hedgerow runs along the western boundary of the site, with the only break in this being at the point of vehicular access into the site. This frontage is designated as Important Open Frontage in the LDF and would retain this status in the emerging Local Plan. The existing group of buildings on the site include the farm house, agricultural buildings and a barn which is the subject of an extant planning permission for conversion to residential use.

### **Proposal**

35. The applicant seeks outline planning permission for demolition of farm outbuildings (to the north east of the farm house and barn) and erection of up to 90 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Boxworth End. All matters reserved except for access.

### **Planning Assessment**

36. The key issues to consider in the determination of this application in terms of the principle of development are the implications of the five year supply of housing land deficit on the proposals. An assessment is required in relation to the impact of the proposals on the character of the village edge 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**

37. 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.
38. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 4.1 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 March 2017). 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.
39. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to paragraph 49 of the NPPF, which states that adopted policies "for the supply of housing" cannot be considered up to date where there is not a five year housing land supply. Those policies were listed in the decision letters and are:

Core Strategy DPD policies ST/2 and ST/5 and Development Control Policies DPD policy DP/7 (relating to village frameworks and indicative limits on the scale of development in villages). The Inspector did not have to consider policies ST/6 and ST/7 but as a logical consequence of the decision these should also be policies “for the supply of housing”.

40. 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.
41. 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.
42. 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).
43. The site is located outside the Swavesey village framework, although adjacent to the south eastern 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 90 dwellings would therefore not under normal circumstances be considered acceptable in principle. However, this policy is considered out of date due to the current lack of a 5 year housing land supply as set out above.
44. 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.
45. Development in Group Villages (the current status of Swavesey) 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.

46. It is proposed to elevate Swavesey from a Group Village to a Minor Rural Centre in the emerging Local Plan. Existing Core Strategy policy ST/5 normally limits development in Minor Rural Centres to schemes of up to 30 dwellings and this threshold would be retained in the emerging Local Plan Policy S/9.
47. However, the existing policy is considered to be out of date and the emerging policy worthy of only limited weight in the decision making process, due to the Council's inability to demonstrate a five year supply of housing land. The principal consideration is therefore 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.'
48. 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.
49. Within the context of the lack of a five year housing land supply, Officers are of the view that sites on the edges of these Swavesey can, in principle, accommodate more than the indicative maximum of 30 units and still achieve the definition of sustainable development due to the level of services and facilities provided in these villages, for the reasons set out in the following paragraphs.
50. The Village Classification Report of 2012 assessed the status of a number of the villages in the District and considered whether the hierarchy as set out in the LDF Core Strategy was still suitable in light of the requirement to provide an additional 19,500 houses during the lifetime of the emerging Local Plan. The Report considered 4 categories which led to an overall score for each of the settlements considered. Swavesey scored the maximum 3 points in relation to education, 1 point was given for employment opportunities in the village, with 0 points awarded for public transport and village services and facilities.
51. In this assessment, Swavesey scored higher than Papworth Everard, Willingham and Waterbeach, all of which are classified as Minor Rural Centres in the current LDF and would retain the same status under the emerging Local Plan. In relation to Swavesey, the Classification Report concluded that the village 'has a secondary school and Doctors Surgery but apart from that services and facilities are limited. It lies near Willingham Minor Rural Centre and will be near Northstowe. It does not perform a Minor Rural Centre function, but it does have a better range of services than most villages.' However, the concluding remarks of the Report state that 'Bassingbourn, Comberton and Swavesey have a distinctly different level of services from the other Group Villages, primarily due to the presence of a village college. They have a wider range of services than some existing Minor Rural Centres.'
52. It is considered that the fact that Swavesey was considered suitable for upgrading to a Minor Rural Centre through the 2012 Village Classification Report should be afforded significant weight in the determination of this application. The Report provides an evidence based assessment of the relative sustainability of the larger villages within the District and Swavesey scores comparably with a number of the existing Minor Rural Centres. No objections were received to the proposed elevation of the status of the village during the Local Plan consultation process. Whilst the emerging policy can

only be afforded limited weight in relation to the indicative upper limit on the size of development within the framework, the proposal to upgrade the village's status is indicative of the level and services within Swavesey. Given the District wide need for housing, the fact that Swavesey has been classified as one of the better served villages in terms of access to services and facilities is considered to be a key material factor in assessing any proposals for residential development against the definition of sustainable development as set out in the NPPF.

53. 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.
54. 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. Part of this site is classified as grade 3 agricultural land.
55. Whilst the substantive issues are discussed in detail in the remainder of this report, it is the case that the land is not allocated or proposed to be allocated for housing, in contravention of part a. of the policy. However, given the current housing land supply deficit, it is considered that there are material considerations which could be argued to override the need to preserve the agricultural value of the land, given the sustainable location of the site for residential development.
56. The proposals are assessed below against the social and economic criteria of the definition of sustainable development.

#### Social Sustainability:

57. 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.
58. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to an additional 90 residential dwellings, 40% of which would be affordable (36 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.
59. The affordable housing can be secured through a Section 106 Agreement. Officers are of the view that the provision of up to 90 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 significant need for affordable housing in Swavesey.
60. The adopted Open Space SPD requires the provision of approximately 2700 square metres of public open space on site for a development on the scale proposed. The scheme exceeds this amount by a significant margin (approximately 7000 square metres would be provided in this proposal) and would include sufficient space for the inclusion of an equipped play area with land surrounding it, as required by the SPD.

Given that Swavesey has an identified shortfall in play space (a substantial deficit in this area according to the 2013 Recreation and Open Space Study) and informal open space when compared to the required levels of provision, 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 proposal.

61. 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:

62. 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.
63. In applying this guidance this planning application, officers consider that the contributions sought through the Section 106 agreement, in addition to the facilities required by the emerging allocation policy, should be based upon an assessment of the availability and capacity of services in Swavesey.
64. As already stated, it is considered that significant weight should be attributed to the evidence base behind the elevated status of Swavesey as a Minor Rural Centre in the emerging Local Plan. Emerging policy S/9 states that residential development of up to a maximum indicative size of 30 dwellings will be permitted, subject to the satisfaction of all material planning consideration. The proposal would significantly exceed this number and would not be within the existing framework boundary. This scale of development must be considered in light of the facilities in Swavesey and the impact of the scheme on the capacity of public services.
65. There are bus stops to the north of the site on Middle Watch, in close proximity to the entrance to the site (within 250 metres to the north.) Mitigation measures are listed in the amended Transport Statement and this would include the provision of a footway along the eastern edge of Boxworth End to provide a pedestrian link to the bus service. This would be a benefit of the scheme, enhancing the social sustainability of the proposals.
66. The citi 5 bus service provides regular transport to and from Cambridge at commuting times and throughout the day during the week. A regular service also runs on this line on a Saturday but there is no service on a Sunday.
67. The Guided Busway is approximately 1.7 kilometres further north and so travel to this service on foot may reasonably be considered less likely but that provides a regular bus service to Cambridge and St. Ives 7 days a week. However, the footway improvements and the contribution to additional cycle stands at the Swavesey Guided Busway stop would also enhance the ability to access the Swavesey stop on this service by bicycle. This would enhance the social sustainability of the scheme and provide an incentive to access the Guided Busway by an alternative means of transport to the car. Access to the Guided Busway from Swavesey was identified as a

key reason for recommending the re-classification of the village to a Minor Rural Centre in the emerging Local Plan and therefore improving connectivity to this facilities would be an environmental benefit of the scheme.

68. Given the relatively close proximity of the site to the Citi 5 bus service, the fact that the service operates at commuting times as well as during the day and that the connectivity to the Guided Busway is to be improved, it is considered that the site is well served by public transport, which enhances the environmental sustainability of the scheme by reducing reliance on car travel. Whilst the concerns regarding the capacity of the Guided Busway are noted, the service operates at least every 10 minutes to and from Cambridge at peak times and is therefore an extremely regular service which still provides a viable alternative to making the full journey by private car.
69. It is considered that even in a situation where occupants of the proposed development made a single occupancy car journey up to the Guided Busway stop and then used the service to commute to Cambridge, the vast majority of that journey would be made by the bus, which represents a more sustainable mode of transport. This was a key factor in the determination of a recent appeal for 55 dwellings on a site in Over. Whilst this is a larger proposal, Swavesey is a larger village with more facilities than Over and the distance to the Busway from this site is approximately 1km shorter than the distance between the Over site and the Busway. As such, the substantive point is relevant and worthy of significant weight in assessing this application as the distance to Cambridge is materially similar.
70. Cambridgeshire County Council is the Education Authority. This proposal would result in an anticipated 27 early years children, 14 of which would qualify for free provision and the 2 pre-school classroom element of the extension is the combined primary and early years project against which contributions for this element can be sought.
71. In relation to primary provision, combining this proposal and the application for up to 70 dwellings on land at Middle Watch (ref. S/1605/16/OL – subject of an appeal), the anticipated population increase of the village would include approximately 55 children. This scheme alone would generate 32 primary school age children. The project identified to mitigate this impact is space within the 3 classroom extension which has already been completed to the primary school, but for which a funding shortfall has been identified and the County Council.
72. The County Council have calculated that 56% of the anticipated increase in primary school pupils would come from this scheme, 44% from the Middle Watch development. These are the two live applications within the village that are at an advanced stage in the determination process. The contribution being sought in relation to this application is £248,814.
73. In relation to secondary school provision, an extension to increase capacity at the Village College by 150 pupils has been completed, as a result of an identified shortfall in capacity in 2012. The total cost of the extension project was £3,900,000. Of this amount, a total of £3,150,000 was secured through grant funding sourced by the Village College and the County Council, leaving a shortfall of £750,000. This extension has accommodated the developments at 18 Boxworth End, The Ridgeway in Papworth, Mill Road in Over and could also accommodate children from the refused applications at Middle Watch Swavesey and Bar Hill which are currently the subject of appeals.
74. These schemes, on the basis of catchment forecasts from January 2016, would take

up the additional capacity created by that project. Following discussions with the Village College, an extension that would provide 150 additional places has been identified. The estimated costs for this project is £4,250,000.

75. The school currently has a capacity of 1350 places for students aged 11-15. The 11-15 pupil roll was 1260 in January 2015 and 1255 in September 2015. In September 2016 the pupil roll was 1207. The forecasts show that there are 1258 children living in catchment in 2016/17. Of these 107 attended other secondary schools in the county however 56 children from out of the catchment attended the college. The school is forecast to admit up to its admission number of 270 for the foreseeable future when taking into account existing planned growth in the catchment.
76. The forecasts (from January 2016) confirm the population within the catchment area is set to increase. This is due to a growing secondary-aged population in the catchment area arising from natural growth in the population and the impact of new housing developments, including this site. However, Northstowe secondary school is set to open in 2019/20 which will remove the Hatton Park cohort of children from the Swavesey Village College catchment area.
77. Due to the fact that the appeals at Middle Watch and Bar Hill remain undetermined there are a number of scenarios. If both appeals are allowed, then this application would contribute to the second project (total costs £4.25 million – cost for this proposal £651,659 - £28,333 per pupil x 23). If either Middle Watch and/or Bar Hill appeals are dismissed, the contribution would reduce as there would still be some available capacity within the existing extended school. The figure would reduce to £581,660 if the Bar Hill appeal is dismissed but Middle Watch allowed, £377,824 if that scenario is reversed. If both appeals are dismissed, the contribution would be £307,825.
78. In relation to lifelong learning, a figure of £28.92 per the additional residents (approx. 225 in the Council's calculation) is based on the standard charge approach adopted by the Museums, Libraries and Archives Council and is considered to be CIL compliant to make the scheme acceptable in planning terms. The total contribution from this application is approximately £6,507.00 (depending upon final housing mix). This sum is required to improve the provision of library services. This would finance the provision of an additional mobile library route within the village and an increase in the range of materials offered by the library service, to accommodate the additional population resulting from the development.
79. In terms of health impact, the applicant has submitted an Impact Assessment in this regard. This Assessment acknowledges that there may need to be an upgrade in public service facilities to accommodate the needs of the occupants of the development to ensure that the high standards of public health in locality are maintained. The report identifies that Swavesey surgery is currently operating above the Royal College of General Practitioners guideline of 1 doctor per 1,800 enrolled patients.
80. NHS England has commented on the application and has stated that their assessment of capacity is based on the amount of floorspace required to run a practice as opposed to the number of GP's. On the basis of their calculation, NHS England have requested a sum of £34,063 to provide an additional 14.81 square metres of floorspace to accommodate the additional 216 anticipated population increase (nb. Different projection to the County Council figures above). The NHS response indicates that this figure does not include an assessment of any additional car parking capacity and have indicated that they do not have the evidence base to

make a request for extension/reconfiguration of the site in this regard.

81. 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. This sum is considered necessary to mitigate the deficit in the capacity of Swavesey surgery that would result from the projected population increase from the development and subject to this being secured through the section 106 agreement, the development would not be socially unsustainable in this regard.
82. The fact that the developer has agreed to the principle of paying the contributions 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.
83. In addition to the primary, secondary schools and a GP surgery, Swavesey has a post office and village store, a newsagent, library access point and mobile library and a better range of shops and services than most Group Villages. There are a number of business office units, including the Cygnus Business Park on Middle Watch.
84. The Memorial Hall provides a main hall of 155 square metres and meeting rooms. There is a recreation ground which includes an equipped area of play space, a pavilion and football pitches for both junior and senior levels. The village college also offers a number of sports facilities and there are two sites of allotments in the village.
85. Cumulatively, it is considered that Swavesey offers a range of services beyond meeting day to day needs and this is reflected in the proposed status of the village as a Minor Rural Centre i.e. second in the list of sustainable groups of villages in the district.
86. Given the above assessment and the supporting evidence submitted with the planning application, it is considered that the adverse impacts of the development in terms of social sustainability could be mitigated through the contributions towards expanded education, library and NHS provision, to be secured via a Section 106 agreement.

Economic sustainability:

87. The provision of up to 90 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.
88. Overall, it is considered 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.

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

89. 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. 4.7 hectares in area). The density equates to approximately 19 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 and the



fact that the north eastern portion of the site is in a zone of higher flood risk, it is considered that this proposal meets the exception tests of the current and emerging policy with regard to the density of development.

90. The density of the developed area in the indicative layout would be higher than this figure, approximately 32 dwellings per hectare, due to the retention of a significant amount of undeveloped space in the north eastern corner and the front portion of the site, between the entrance to the site and the existing farm buildings. Whilst this layout is not fixed, the illustrative masterplan is considered to demonstrate that 90 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.
91. Under the provisions of policy HG/2, the market housing provision of proposed schemes is required to include a minimum of 40% 1 or 2 bed properties. Policy H/8 of the emerging Local Plan is less prescriptive and states that the mix of properties within developments of 10 or more dwellings should achieve at least 30% for each of the 3 categories, with the 10% margin to be applied flexibly across the scheme.
92. 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 quoted above. As the application is outline only, a condition requiring this mix is recommended to ensure that the scheme policy compliant. The illustrative layout indicates that development on the eastern edge of the scheme would be limited to single storey in height. Whilst this is a matter to be finalised as part of the scale of development at the reserved matter stage, this would 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

93. The application site was included within the Strategic Housing Land Availability Assessment (SHLAA) which formed part of the evidence to support the emerging Local Plan. Site 050 proposed 80 dwellings on the land that forms the main body of the application site. The north eastern portion of the site was included as part of a separate site although this would not be developed as part of the indicative scheme submitted in this application.
94. In relation to landscape and townscape character, the report assessing the potential of this site for development confirms that Swavesey lies within a predominantly flat arable landscape with some hedgerows and clumps of trees breaking up long views across the countryside, as is typical of the Fen Edge character area. Views of the village from the east indicate a strong, virtually continuous edge of groups of buildings, interspersed with clumps of trees and hedgerows. The prevailing pattern of development at the southern end of the village is a linear arrangement of buildings along Main Street, Middle Watch and Boxworth End.
95. The report considered that the site is very rural and open, with a strong countryside character, which sweeps into the built up area, providing a connection between the streetscene and the surrounding rural area. The report concluded that 'development of this greenfield site will completely alter the rural character of this relatively undeveloped part of the village' and that development of the site could not

satisfactorily be mitigated from a landscape or townscape character perspective.

96. The applicant has submitted a Landscape Visual Impact assessment (LVIA) with the application. The report highlights the importance of the approximately 2 metre high hedgerow along the frontage of the site as a landscape feature. The report highlights that only 3% of the hedgerow would be removed to facilitate access to the development and at the density of development proposed, a 15 metre deep 'buffer' area could be retained between the hedgerow and the building line of the nearest properties. The report acknowledges that there would be a significant magnitude of change to the character of the landscape due to the erection of buildings beyond this hedgerow and considers the significance of this change to be moderate in landscape character terms.
97. In relation to the loss of the gap between developed parts of the village, the key reason for the designation of the site as important countryside frontage in the LDF and the emerging Local Plan, the LVIA concludes that whilst there would be high degree of significance of change to the character of the landscape, the magnitude of this change is considered to be limited by the inclusion of a significant amount of open space adjacent to the entrance of the site and the retention of views through from the access point, which due to the height of the existing hedge, is the only point where expansive views of the open countryside beyond the buildings can be readily appreciated.
98. In terms of impact on the predominantly linear character of the southern end of the village, the LVIA considers that the harm in this respect is limited by the fact that the site is sandwiched between two elements of residential development which extend eastwards from Boxworth End – those being the properties on Ramper Road to the north and the mobile home park to the south. The southern edge of the developable area on the indicative masterplan would not extend as far eastward as the mobile home park and the northern portion of the development would not extend beyond the edge of the plots on the northern side of Ramper Road, thereby reducing the overall landscape impact. The prevailing linear character of the southern edge of Boxworth End would therefore not be significantly harmed by the proposed development. A material consideration in assessing the significance of the linear form of this end of the village is the fact that 30 dwellings to the rear of 18 Boxworth End were approved on appeal along a stretch of the road, where the appeal Inspector concluded the benefit of reducing the shortage of housing outweighed the landscape harm of that scheme.
99. Another key feature of this site which would limit the wider landscape impact of the proposals is the containment provided by the hedgerows on the eastern boundary of the field, particularly the north eastern section which is of a density and height that provides a natural boundary to the wider landscape and lines through with the existing buildings on Ramper Road. In approaches to the village from further east along Ramper Road, the development would still be visible despite this screening, which is to be thinned out but supplemented by new planting in the indicative proposal. However, they would be viewed within close proximity of the existing houses on Ramper Road. The eastern most extent of the development would also be limited to single storey development on the density parameter plan submitted with the application, which could be conditioned as an approved plan at this outline stage.
100. Policy CH/7 of the LDF relates to the protection of Important Countryside Frontages, a designation which applies along the western edge of this site. The policy states that 'Important Countryside Frontages are defined where land with a strong countryside character either:

- a. Penetrates or sweeps into the built up area providing a significant connection between the streetscene and the surrounding rural area; or
- b. Provides an important rural break between two nearby but detached parts of the village framework

Planning permission will be refused if it would compromise these purposes.'

Policy NH/13 of the emerging Local Plan repeats the same objectives.

- 101. As a policy which seeks to restrict the supply of housing, in line with the judgements in the cases of *Richborough v Cheshire East* and *Suffolk Coastal DC v Hopkins Homes*, policy CH/7 should be considered out of date and therefore be afforded limited weight in the decision making process. The same limited weighting applies to policy NH/13 given its emerging status. Nevertheless, it is considered that the proposals would allow for the retention of the vast majority of the hedgerow frontage and would allow for the retention of a view through the central part of the site, to the existing buildings and beyond. As a result, prominent views of the development would be limited to the local context within close proximity of the site and adjacent buildings. The tall hedgerow would remain the dominant feature on the approach to the village along Boxworth End and setting the building line of properties back 15 metres into the site would retain a contrast between the frontage of this site and adjacent development along the main road, which is predominantly closer to the roadside.
- 102. The Council's Landscape and Design Officers have raised no objections to the principle of the development from a landscape or townscape perspective. The site is not subject to any national designations. It is classified on a regional level as being part of the Bedfordshire and Claylands Landscape Character Area and at a local level, the site is within the Lowland Village Farmlands Character Area.
- 103. The indicative plan has been amended to show a larger area of open space in front of the farm house and buildings by moving the internal access road closer to the entrance to the site. The tree and shrub planting initially shown to the south of the pond has been removed and this would allow views through the central part of the site, between the existing buildings, to the landscape beyond. The open space has been reconfigured to allow a view through the site to the north of the farm buildings. These alterations to the indicative layout have improved the permeability of the scheme. The retention of the hedge along the front of the site is welcomed.
- 104. The plans have been amended to demonstrate that the central part of the site (indicative density of 40 dwellings per hectare) would not be overly reliant on flatted development and as such, parking courts would not be a dominant feature on the streetscene. The arrangement of buildings would be graded out so that at the front, rear, northern and southern edges would all be below a density of 30 dwellings per hectare.
- 105. 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).’

106. 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 90 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, due to the Important Countryside Frontage designation and has been commented upon by local residents and reflects the concern in terms of the scale of the development.
107. 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) in a settlement which the Village Classification Report considered suitable to be elevated to Minor Rural Centre status i.e. one of the more sustainable villages in the District. As such, the degree of conflict with adopted policy CH/7 is not considered to cause sufficient harm to significantly and demonstrably outweigh the benefits of the proposals.

#### Trees

108. The District Council Tree Officer has raised no objections to the proposals. The Arboricultural Report submitted with the planning application provides a comprehensive overview of the nature of the tree cover on the site. An updated arboricultural impact assessment and a tree protection plan will be required at the reserved matters stage to inform the proposed layout. These requirements can be secured by condition at this outline stage.

#### Ecology

109. The ecological surveys submitted with the planning application are considered to be suitable. Overall, the mitigation measures proposed in relation to Great Crested Newts (GCN) are considered to be acceptable but further details are required in relation to the location and size of the proposed Receptor site for GCN, details of the amount of habitat to be lost and details of the management of rough grassland areas will be required to ensure that adequate suitable habitat for GCN is retained on the site.
110. Details of the seasonal timing for the erection of fencing, the translocation process and site clearance will be required. Details of mitigation measures to be implemented to prevent harm being caused to amphibians as a result of the sustainable drainage measures to be installed will also need to be secured.
111. It is considered that the submission and approval of a detailed mitigation strategy for the protection of Great Crested Newts can be secured by condition as the location of receptor sites will not be established until the reserved matter stage when the layout is to be fixed. This approach is considered to be reasonable as the Ecology Officer has stated that no further survey work is required i.e. the overall risk to protected species has been fully assessed and does not give rise to any concerns. Conditions requiring compliance with the mitigation measures in the ecological report and details of biodiversity enhancements are all considered reasonable and can be secured at this outline stage.

#### **Highway safety and parking**

112. The Local Highway Authority has removed its objection following the submission of additional information, subject to the securing of footpath improvements and additional cycle stands at Swavesey Guided Busway being secured. Details of these schemes should be secured through conditions at this outline stage. The traffic survey data is considered to have been collected in a neutral month and is therefore acceptable.
113. The impact of traffic on the Ramper Road routes to Cottenham and Girton has been considered in the revised information. The proposed upgrading of bus shelters adjacent to the site includes seating and shelters. A scheme for these improvements can be secured by condition. Real Time Passenger Information displays will also need to be installed at a cost of £54,000 and this should also be included in the Section 106 Agreement. Swavesey Parish Council has agreed in principle to taking on the provision and ongoing maintenance of the improved facilities. Details of improvements of the footpaths and a pedestrian crossing across Middle Watch, in addition to the provision of additional cycle stands at the Swavesey Guided Busway stop are schemes that the applicant has agreed to in principle. Details of the footpath improvement scheme can be conditioned, a commuted sum can be secured via the Section 106 Agreement for additional cycle stand provision at the Guided Busway stop.
114. There is no objection to the new access on highway safety grounds, with adequate visibility splays being achieved along Boxworth End in both directions from the proposed access. 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**

115. The application is for outline planning permission and therefore the layout plan submitted is for illustrative purposes only. However, officers need to be satisfied at this stage that the site is capable of accommodating the amount of development proposed, without having a detrimental impact on the residential amenity of occupiers of adjacent properties. The indicative layout plan is considered to indicate that the separation distances as prescribed in the adopted design guide (25 metres between elevations with habitable windows, 12 metres from elevations with windows facing blank elevations) can be achieved in terms of loss of light, overbearing and overlooking issues. It is considered that sufficient separation could be retained to the rear elevations of the plots on Ramper Road to the north and the mobile home park to the south could be adequately preserved at the detailed stage.
116. At approximately 32 dwellings per hectare within the developed area, the average plot size of would be approximately 312 square metres in size (although space for the internal roads would need to be deducted from this). This is considered sufficient to achieve a dwelling size 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. Given this situation, it is considered that the concerns expressed regarding the proximity of development to the rear of the existing dwellings on Ramper Road could be addressed satisfactorily when the detailed layout is to be fixed at the reserved matter stage.
117. 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 neighbouring properties or the occupants of the proposed development.

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

#### Surface water drainage

118. Cambridgeshire County Council as LLFRA and Swavesey IDB have not objected to the proposals.
119. The applicant has submitted a Flood Risk Assessment with the application. Surface water would be discharged into the watercourse on the eastern boundary of the site. Specific details of the surface water drainage strategy can be secured by condition and details of management and maintenance can be secured via the Section 106 Agreement.
120. The information confirms that the measures would attenuate a volume of surface water to accommodate a 1 in 100 annual probability level of flood risk, with zero discharge for 3 weeks of the year. Both swales and attenuation basins would be included within the development to provide a sustainable drainage system. Compliance with the flood risk assessment, including full details of all attenuation measures (including the mechanism for monitoring surface water levels on the site) can be secured by condition at this outline stage.
121. The north eastern part of the site that is located within flood zone 2 (higher risk of flooding) would not be developed in the indicative scheme and this space would not be required to achieve the 90 units proposed to ensure that development is of an appropriate density. As such, subject to the details of the surface water drainage system and foul water drainage being secured by condition and informatives relating to pollution control, the Environment Agency have no objection to the proposals.

#### Foul water drainage

122. Anglian Water has no objected to the proposals. In their consultation response, Anglian Water confirm that waste water from the development would be treated at Over Water Recycling Centre. On the basis of a recent review, the facility does currently have capacity to deal with flows from the development.
123. The sewerage system is considered to have available capacity to accommodate the additional demands placed on the infrastructure by the proposed development.
124. In terms of foul water, Anglian Water has confirmed that there is capacity within the sewage network to cope with the additional demands placed on the existing infrastructure.

### **Section 106 contributions**

125. In addition to the requirements of the County Council as Education Authority and the NHS already identified in this report, the Section 106 Officer has confirmed that the level of open space to be provided is compliant with the Open Space SPD for developments of this size and the LEAP satisfies provision for children aged 2-8. This assumption is made on the basis that the majority of the proposed SUDS basin is

predominantly dry. If this was not to be the case, once the layout is to be fixed at the reserved matters stage, a contribution for off site provision of open space would be sought.

126. To meet the needs of older children, a contribution of approximately £15,000 towards a youth facility on the sports ground (or alternative site if a more suitable location is identified) is required. A contribution of approximately £100,000 (made up of a tariff based contribution based on housing mix) is considered necessary to provide a contribution towards preparing the agricultural land acquired by the Parish Council through the appeal on land to the south of this site (approval of 30 dwellings) for use as formal sports space. As there have not been 5 pooled contributions made towards this infrastructure previously, this contribution is considered to be compliant with the CIL regulations. The on site informal public open space provision is considered to be sufficient to ensure that no offsite requirement should be sought.
127. It is considered that a contribution of approximately £45,000 towards the upgrading of the facilities and physical condition of the Memorial Hall community facility would allow the scheme to comply with current and emerging local policies which require the impact of development on the capacity of community indoor facilities to be mitigated. As there have not been five pooled contributions made towards this infrastructure previously, this contribution is considered to be compliant with the CIL regulations.
128. Household Waste Receptacles charged at £73.50 per house, £150 per flat and a monitoring fee of £1,500 (flat fee) are required by the District Council The County Council's requirements as Highway Authority in terms of the upgrading works to pedestrian facilities along High Street would be in addition to this.

### **Other matters**

#### Archaeology and Heritage

129. The site is considered to be of potential archaeological interest. The site is located in the southern part of the village, in an area which has seen little previous archaeological investigation, although it is apparent that the current settlement had expanded into this area by at least the late 17<sup>th</sup> century. The County Historic Environment Record (HER) details evidence of earthworks within the proposed development area, interpreted as possible holloways. Lidar data contained within the heritage statement submitted in support of the application suggests that this is a field boundary, but this would not be consistent with the form and extent of the feature.
130. A geophysical survey has also been undertaken which has not added to understanding of the significance of the site. This however is simply an indication that the feature has proved unresponsive to this technique and should not be taken as evidence for lack of significance of this, or any other archaeological assets which are likely survive within the site. Details of any mitigation required will be provided in a written update in advance of the planning committee meeting.
131. 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."
132. 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”.

133. 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.
134. 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”.
135. 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.
136. No. 36 Boxwoth End is a grade II listed property which is located opposite the land which would form the southern portion of the development. The proposal would be visible in views above the hedgerow along the front of the site and directly opposite the listed building. However, the height of that hedge, the extent of the 'buffer' area to be retained between the rear of the hedge and the building line of the western edge of the development and the fact that the road separates the listed building from the site are all factors which are considered to mitigate any harm to the setting of that listed building.
137. There is a group of listed buildings on the eastern side of Middle Watch, approximately 350 metres north of the entrance to the development. Given the separation distance to be retained and the fact that existing dwellings on Ramper Road dissect any direct view within the intervening distance, it is considered that the proposals would not result in any harm to the setting of that listed building.
138. The site is a significant distance from the southern boundary of the Swavesey conservation area and would be separated from it by a substantial amount of modern and relatively dense development. The proposed development would not extend eastwards for a distance significant enough to have an adverse impact on the setting of the conservation area.
139. Neither Historic England nor the District Council Historic Buildings Officer have raised any objections to the outline proposals.

#### Environmental Health

140. The Public Health Specialist has commented that the Health Impact Assessment (HIA) is acceptable and that the scale of the scheme and the resulting impacts can be assessed without requiring the revision of the HIA.
141. 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.

142. It is considered that further assessment of the potential noise generated by traffic and vehicle movements on the A14 and closer primary routes, including Middle Watch, is required and the implications of this in terms of sound insulation measures which may need to be incorporated into the buildings that would front onto the highway. This assessment can be secured by condition at the outline stage. An assessment of the impact of artificial lighting resulting from the development can also be secured by condition in order to ensure that the strength of such light does not have any adverse impact on the amenity of neighbouring properties or the surrounding area.
143. The site is considered to be a low risk in relation to land contamination and as such it is considered that a scheme of investigation into any potential harm and suitable remediation can be secured 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.
144. 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.
145. 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 Design 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.
146. The applicant has indicated that a minimum of 10% of the energy needs generated by the development can be secured through 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.

#### Cumulative Impact

147. Officers are aware that there are other large scale applications for residential development in Swavesey where the principle of development relies on the District Council's deficit in five year housing land supply. These are the applications listed in paragraphs in relation to education provision. 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.
148. The following paragraphs are split into the four areas identified in the reason for refusal of similar scale schemes in Swavesey to the development proposed in this

application, where it was considered that the cumulative impact of recently approved dwellings within the village alongside these schemes would have a detrimental impact upon: the capacity of the highway network, the capacity of the primary and secondary schools, the capacity of the doctors surgery and the capacity of the foul sewage drainage network.

149. Firstly, 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 these schemes (those that have been approved and those at an advanced stage in the determination process) on the capacity of services and facilities in Swavesey and have worked with consultees to ensure that they have done the same, including in relation to education provision.

#### Highway network

150. The Local Highway Authority have considered the impact of the development on the capacity of all affected roads, including the impact of additional traffic on Ramper Road routes to Cottenham and Girton. The Local Highway Authority as statutory consultee consider that the level of trip generation in the morning and evening peak traffic periods arising from this development would not have an adverse impact on highway safety. Traffic surveying has been undertaken during neutral months of the year and indicate that the road network has capacity to cope with the additional flows from the development.

#### Education:

151. The County Council as Education Authority has considered the cumulative anticipated population increase of this proposal, the scheme east of Boxworth End (at an advanced stage in the determination process) and the recently approved schemes for 30 dwellings at land rear of 18 Boxworth End, the site at Mill Lane in Over and The Ridgeway at Papworth Everard. The County Council has concluded that the extensions already built at the Primary School is sufficient to accommodate the additional demand and that a viable project to further extend the Village College can mitigate the impact of all of these developments, subject to funding being secured via Section 106 agreements.
152. The County Council have made this assessment with knowledge that the Primary School and the Village College have written in objection to this application and the proposed schemes on Fen Drayton Road and Middle Watch (both refused). The key issue to be taken into account is that the development will not be occupied and the population increase realised immediately on the granting of outline planning permission.
153. Whilst the concerns expressed by the primary and secondary schools are noted, County and District Council officers have factored in the forecasted changes in the catchment population during the build out and phased impact of different age groups in reaching this assessment, not just the immediate context. In Swavesey, this includes the significant changes in catchment areas that will be brought about through the development of schools at Northstowe, where the secondary school will be taking in pupils from 2018 (expected), before this development will be fully occupied. Even if the opening of the Northstowe school was delayed, this development would not be fully occupied until 2020 on the developers projected timetable and so the overall impact of the population increase would not be realised until that date.

Health:

154. 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 one tenth of the space required per GP according to the NHS England guidelines. Whilst it is acknowledged that there is insufficient room to extend to the front of the surgery (due to the impact this would have on parking capacity), there is space at the rear of the site for an extension to the building. Given the modest nature of the required increase in floorspace required, it is considered that this could be achieved through internal modification rather than relying on a physical extension of the building. In relation to this application, the site is within walking distance of the surgery, which would reduce the likely level of additional pressure on the parking capacity of the surgery resulting from the proposed development.

Drainage:

155. In relation to surface water drainage, it is considered that the 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 lack of objection to the proposals from the LLFRA and the IDB. In relation to foul water drainage, as explained previously in this report, Anglian Water have not objected and have confirmed that recent data collected indicated that there is capacity at the Over recycling Centre and within the foul drainage network to deal with the additional flows that will result from this development.
156. In relation to landscape impact, it is considered that this development would be sufficiently separated from other sites where large scale development is proposed to avoid cumulative impact in this regard.
157. Whilst concerns expressed by the Parish Council, the schools and local residents are fully recognised, there has to be harm identified for a planning application to be refused. For the reasons explained throughout this report, there is no such harm identified by any of the statutory consultees.
158. Following this assessment, officers are content that the sustainability credentials of this proposal have been demonstrated satisfactorily when assessed alongside the other sites identified in this report and that approval of this application would not prejudice the outcome of the other application.

Overall sustainability:

159. The Sustainability Appraisal which accompanied the SHLAA exercise on the site concluded that in 14 of the 46 categories, this site was considered unsustainable. The fact that the site is not within 800 metres of Cambridge City Centre and is not previously developed land are two factors apply to the vast majority of sites coming forward on the edge of settlements within the District due to the lack of five year housing land supply and the former applies to a number of sites within village frameworks. The northern edge of the site is just within 800 metres of the public house and newspaper shop but there is a convenience store and post office closer to the site. The lack of a train station within 800 metres of the site is a situation which likewise applies to a large number of settlements within the District.
160. The nearest main employment centre (Bar Hill) is more than 3 kilometres from the site. However, the Cygnus Business Park and Buckingway Business Park provide sources of employment within 3 kilometres and it is considered reasonable to factor in

access to the Guided busway, which is approximately 1.7 kilometres from the site (given that it is possible to cycle from the site to the Busway and there is an area designated for car drop off.) This service provides regular journeys to sources of employment in Cambridge and St. Ives. The site is within walking distance of a bus service which operates throughout the main part of the day Monday to Saturday and does allow commuting to and from Cambridge. It would be possible to connect to cycle routes via the pedestrian link to Middle Watch This includes the route along the Guided Busway route and there is a lit cycle path which runs from the southern edge of Swavesey to Buckingham Business Park.

161. The County Council as Education Authority consider that the issues relating to the capacity of the Primary School and Village College have been addressed through recently completed extension projects (completed since the publication of the SHLAA report and associated Sustainability appraisal).
162. Whilst the site is in excess of 800 metres to the primary school, this applies to all of the existing properties on Boxworth End and the extant scheme for 30 units recently granted on appeal (further away from the school than this site) and it would still be possible to walk from the development to the school, with the additional footway proposed. The same applies in relation to the distance to the existing recreation ground, although this site is much closer to the land that has been secured as a public recreation space as part of the 30 dwelling scheme and this proposal would contribute to the facilities to equip that new recreation ground. This land has been secured since the completion of the SHLAA process.
163. The other key area of assessment considered to be unsustainable in the Appraisal was landscape impact. However, as assessed in the main body of the report, there are no objections from the relevant consultees to this application and it is considered that, within the context of a lack of a five year housing land supply, this harm can be mitigated to a point where the negative impacts of the development would not significantly and demonstrably outweigh the benefits of the scheme.

### **Conclusion**

164. In considering this application, the following relevant (to varying degrees, as assessed in the report) adopted Core Strategy and Development Plan 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 Plan

DP/1: Sustainable Development

DP/7: Village Frameworks

HG/1: Housing Density

HG/2: Housing Mix

NE/6: Biodiversity

NE/17: Protecting High Quality Agricultural Land

CH/2: Archaeological Sites

CH/4: Development Within the Setting of a Listed Building

CH/5: Conservation Areas

CH/7 Important Countryside Frontages

165. Policies ST/6 and DP/7 of the LDF are considered to carry some weight in the

determination of this application. Despite being considered out of date, the purpose of these policies is to restrict the number of residential units permitted in Group Villages as third behind Rural Centres and Minor Rural Centres in the hierarchy of settlements. Whilst the purpose of guiding development to the most sustainable locations is consistent with the NPPF, the blanket application of the village hierarchy is considered to be flawed in assessing applications against the definition of sustainable development in the NPPF, as was highlighted in the recent appeal decision to allow 55 dwellings in Over.

166. Emerging policy S/9 is considered to limited weight in the determination of this application. However, the 2012 Village Classification Report, which is part of the evidence base behind the emerging Local Plan, acknowledges that Swavesey has a greater range of services and facilities than most Group Villages, including sources of employment. The evidence points to the Village College in this assessment but also a doctor's surgery and the Guided Busway in relatively close proximity. This is considered to be important evidence in assessing the suitability of Swavesey to accommodate larger scale development in a predominantly rural District that cannot demonstrate a five year supply of housing land.
167. Within the context of a lack of five year housing land supply and the consequent status of ST/6 and DP/7 as out of date, it is considered that the fact that this site is not within the existing village framework is not sufficient to warrant refusal, unless harm is identified in relation to the definition of sustainable development as set out in the NPPF.
168. Policies HG/1, HG/2 and HG/3 are all housing policies which are considered to carry some weight in the decision making process as these relate to the density of development, housing mix and affordable housing, all of which contribute to sustainable development. In relation to the other relevant policies of the LDF quoted in this report are considered to be consistent with the definition of sustainable development as set out in the NPPF and therefore have been given some weight in the assessment of this application.
169. The site is located close to existing amenities, including a GP surgery and pre school, primary and secondary school provision all which are considered to have capacity to accommodate the population increase arising from the development. The developer has agreed to a package of enhancements including the upgrading of pedestrian facilities on the Boxworth End and the provision of additional cycle stands at the Guided Busway stop. The fact that bus services exist close to the site which would allow commuting to and from Cambridge is both a social and an environmental benefit of the scheme.
170. It is considered that the scheme includes positive elements which enhance social sustainability. These include the provision of 40% affordable housing within the development and public open space, including equipped areas of play. The package of contributions to be secured through the Section 106 towards the enhancement of offsite community facilities would be a wider benefit of the proposals, further enhancing the social sustainability of the scheme.
171. It is considered that the illustrative masterplan sufficiently demonstrates that up to 90 units could be located on the site in a manner that would allow grading of the density out toward the sensitive edges of the development and allow the retention of a substantial 'buffer' to the rear of the hedgerow along the front part of the site. The Important Countryside Frontage policy in the LDF is considered to be out of date given the lack of a five year housing land supply and can only therefore be afforded

limited weight in the decision making process, in accordance with the guidance within the NPPF. For the reasons stated in the main body of the report, it is considered, on balance, that the proposals would not have a significantly adverse impact on the character of this part of the village and as such, this harm would not meet the test of 'significantly and demonstrably' outweigh the benefits that 90 dwellings would make the reduction in the supply deficit and the provision of affordable housing in a District with a substantial need in this regard.

172. The illustrative layout is therefore considered to demonstrate that the density of development proposed would preserve the character of the landscape and the residential amenity of neighbouring properties. The layout at this stage is indicative only and it is considered that the detailed landscape and design comments can be addressed at the reserved matter stage as the principle of development at the quantum proposed is accepted.
173. It is considered that the issues raised in relation to environmental health, trees and ecology can be dealt with by condition.
174. It is considered that the scheme includes positive elements which enhance social sustainability. These include:
- the positive contribution of up to 90 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 contribution of 40% affordable housing in the context of a significant level of district wide housing need
  - public open space, including equipped areas of play.
  - the package of contributions to be secured through the Section 106 agreement towards the enhancement of offsite community facilities and pedestrian links
  - potential for access to public transport, services, facilities and employment
  - employment during construction to benefit the local economy.
  - potential to result in an increase in the use of local services and facilities
175. 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 potential landscape and environmental disbenefits. None of these disbenefits are considered to result in significant and demonstrable harm and therefore, it is considered that the proposal achieves the definition of sustainable development as set out in the NPPF.

### **Recommendation**

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

177. **Section 106 Agreement**

To secure provision of onsite affordable housing, the provision of public 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, which shall be included in a written update prior to the meeting.

178. **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 the A14 and primary routes adjacent to the site 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) and within the development and associated noise assessment and mitigation measures – 10% renewables and compliance.
- (j) Scheme to detail upgrading of highway facilities on Boxworth End
- (k) Foul water drainage scheme
- (l) Surface water drainage scheme (including technical specification of surface water monitoring device)
- (m) Sustainable drainage strategy
- (n) Tree Protection measures including
- (o) Retention of boundary hedges
- (p) Compliance with flood risk assessment
- (q) Traffic Management Plan
- (r) Time restriction on the removal of trees
- (s) Detailed plans of the construction of the accesses
- (t) Pedestrian visibility splays
- (u) Site waste management plan
- (v) Restriction on the hours of power operated machinery during construction
- (w) Phasing of construction
- (x) Mitigation measures relating to Great Crested Newts
- (y) Compliance with ecological survey submitted
- (z) External lighting to be agreed
- (aa) Cycle storage
- (bb) Housing mix within market element to be policy compliant
- (cc) Boundary treatments
- (dd) Waste water management plan
- (ee) Construction environment management plan
- (ff) Details of piled foundations
- (gg) Fire hydrant locations
- (hh) Screened storage for refuse
- (ii) Vehicle Charging Infrastructure Strategy

### **Informatives**

- (a) Environmental health informatives
- (b) Exclusion of indicative plans from approval

### **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

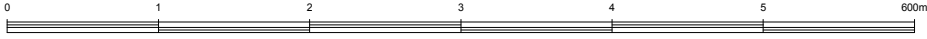
- DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
  - South Cambridgeshire Local Plan Submission 2014
  - Planning File Reference: S/3391/16/OL

**Report Author:**

David Thompson  
Telephone Number:

Principal Planning Officer  
01954 713250





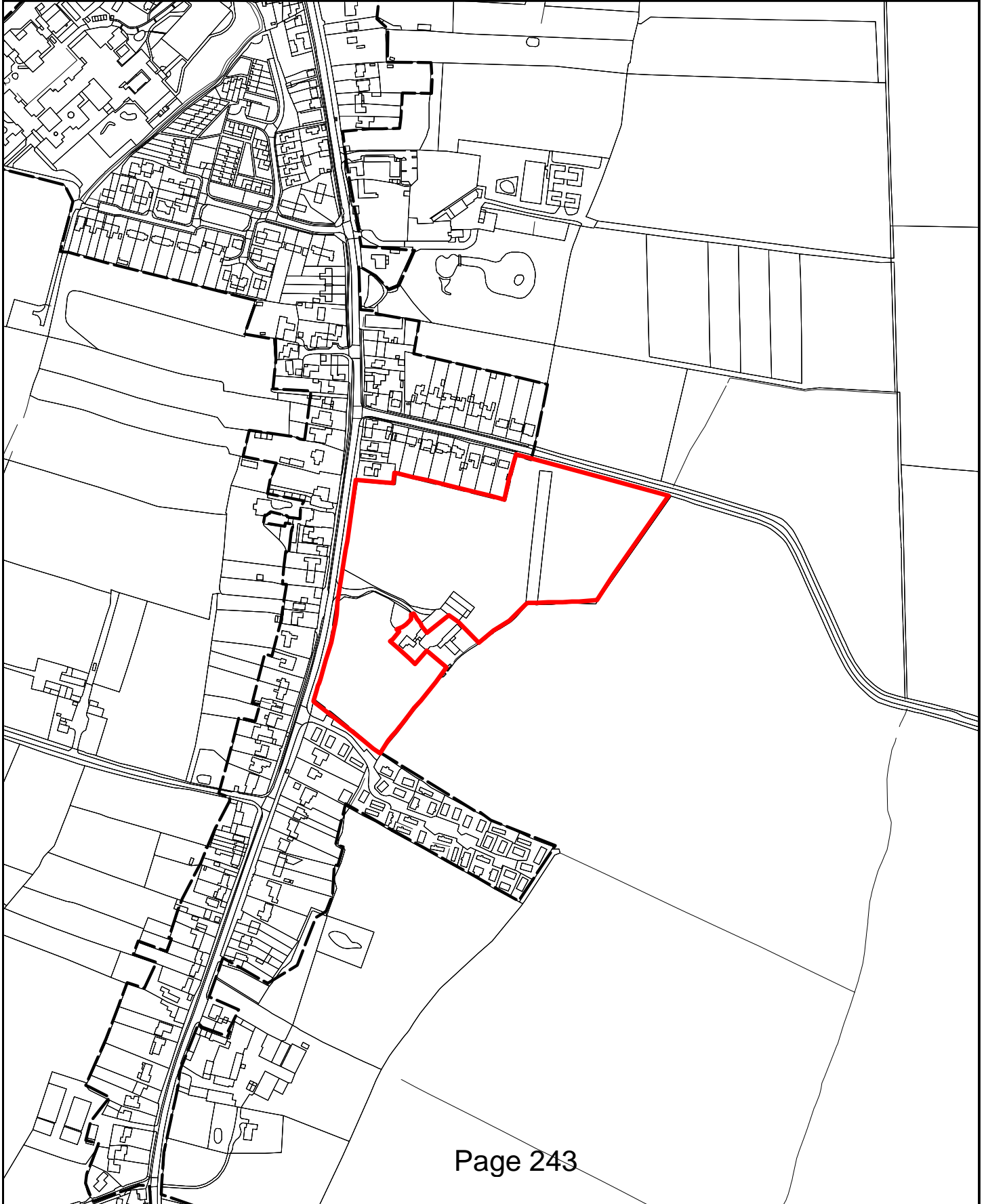
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Cambridgeshire  
District Council**

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# Agenda Item 10

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

10 May 2017

**AUTHOR/S:** Joint Director for Planning and Economic Development

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<b>Application Number:</b>	S/2047/16/FL
<b>Parish(es):</b>	Caldecote
<b>Proposal:</b>	Demolition of existing buildings, and erection of residential development to provide up to 71 no. dwellings including 28 no. affordable dwellings, with associated vehicle and pedestrian accesses and open space, and a car park for school/community use.
<b>Site address:</b>	Land r/o 18-28 Highfields Road, 18, Highfields Road, Highfields Caldecote, CB23 7NX
<b>Applicant(s):</b>	CALA Homes (North Home Counties) Ltd
<b>Recommendation:</b>	Delegated approval (subject to complete section 106 agreement)
<b>Key material considerations:</b>	Five year supply of housing land Principle of development Sustainability of the location Density of development and affordable housing Character of the village and impact to street scene Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Ecology Provision of formal and informal open space Section 106 Contributions Cumulative Impact
<b>Committee Site Visit:</b>	9 May 2017
<b>Departure Application:</b>	Yes (advertised 23 August 2016)
<b>Presenting Officer:</b>	Rebecca Ward, Senior Planning Officer
<b>Application brought to Committee because:</b>	The officer recommendation of approval conflicts with the recommendation of Caldecote Parish Council and Approval would represent a Departure from the Local Plan
<b>Date by which decision due:</b>	1 February 2017 (Extension of time agreed)

## **Executive Summary**

1. The key issues to be assessed in the determination of this planning application are considered to be the principle of development, drainage, residential amenity and the highway safety implications of the scheme.
2. Assessment of the principle of development rests on the case as to whether the scheme is considered to be sustainable and whether any harm identified significantly and demonstrably outweighs the benefits of the scheme.
3. The application site lies within the village framework, with other residential units sharing its boundaries. Part of the site also brownfield containing existing outbuildings and residential units. Unlike some other five-year supply sites in the District, there would be no wider landscape harm and there would be no encroachment to the edge of the village. Weight should be attributed to these factors.
4. The site is situated in the heart of the village and opposite the primary school and other essential facilities such as the recreation ground, village hall and some retail outlets. It is, however, acknowledged that Caldecote does lack some of the basic services; including GP practice and emergence services. A bus service does runs north of the village connecting up to service centres were absent services can be found, however, officers are mindful this cumulative journey times might put some people off using this alternative mode of transport. As such, officers conclude some social and environmental harm might arise from this.
5. All other relevant materials planning considerations are assessed in detail in the report and there are no outstanding objections from consultees.
6. Overall, it is considered that the proposal would make a significant contribution to the deficit in the Council's five year housing land supply and the environmental, social, economic benefits that would result from the development outweigh any dis-benefits such as the absence of some services and facilities within the village.
7. None of these dis-benefits mentioned above 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 National Planning Policy Framework 2012 (NPPF).

## **Planning History**

8. S/1387/94/O Residential Development And New Roundabout – Appeal Dismissed (1998)

S/1242/07/F Erection of 25 Dwellings Together with Construction of New Access – Refused (2007)

S/1397/09/O Outline application for 97 dwellings including access & layout – Refused and dismissed at appeal (2011). Reasons: The proposal would conflict with policy ST/6 'Group Village' and would cause unacceptable harm to the character and appearance of the area. The inspector also concluded that the section 106 agreement would mitigate the impacts to local infrastructure and would provide some benefit to the existing community but nevertheless these would not outweigh the harm identified

S/2510/15/OL Outline planning permission for up to 140 residential dwellings

(including 40% affordable housing) - Appeal for non-determination with inquiry starting March 2016

S/2764/16/OL -Outline planning permission for the residential development of up to 58 dwellings with associated infrastructure, landscaping and public open space. All matters reserved except for access - Application has been appealed for non-determination and will be considered by the Planning Inspector

### **National Guidance**

9. 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.

10. **South Cambridgeshire LDF Core Strategy DPD, 2007**  
ST/2 Housing Provision  
ST/6 Group Villages

### **South Cambridgeshire LDF Development Control Policies DPD, 2007:**

DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
DP/7 Development Frameworks  
HG/1 Housing Density  
HG/2 Housing Mix  
HG/3 Affordable Housing  
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  
CC/7 Water Quality  
CC/8 Sustainable Drainage Systems  
CC/9 Managing Flood Risk  
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

12. **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 SPD– Adopted March 2011

13. **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  
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/2 Health Impact Assessment  
SC/5 Hospice provision  
SC/6 Indoor Community Facilities  
SC/7 Outdoor Playspace, Informal Open Space, and New Developments  
SC/8 Open Space Standards  
SC/10 Lighting Proposals  
SC/11 Noise Pollution  
SC/12 Contaminated Land  
SC/13 Air Quality  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision  
TI/8 Infrastructure and New Developments  
TI/10 Broadband

**Consultation**

14. **Caldecote Parish Council** – Please see Appendix 1 for full comments. In summary the Parish Council have objected on the following grounds:

- Group village with 71 units representing significant departure from policy
- Surface Water and foul water drainage concerns with existing network
- Lack of education spaces
- Lack of health care spaces
- Lack of sustainable public transport

15. **District Council Environmental Health Officer (EHO)** – On balance we have no objection in principle to the proposals subject to the imposition of conditions. The following areas have been considered with the following recommendations :
- Noise and vibration – conditions to control construction phase, demolition notice, noise from traffic using the primary route, noise insulation scheme, details of the LEAP, scheme to protect existing residential properties from noise from the parking areas
  - Air Quality – conditions
  - Artificial Lighting – Condition for details of lighting to be submitted
  - Contaminated Land – see relevant consultee comments
  - Health Impact Assessment
  - Operational Residential and Commercial Waste / Recycling Provision
  - Surface Water Drainage – see relevant consultee comments
  - Renewable Energy Strategy / Report - see relevant consultee comments

16. **District Council Urban Design Officer** – Approve subject to minor amendments and the imposition of some planning conditions. The following comments were highlighted:

The Design & Access Statement provides a brief consideration of local context, which identifies some architectural elements that are utilised in the design proposals. No overall architectural character is identified from the contextual considerations; however a clear architectural approach is applied to the proposals, albeit not explained.

The site layout is in keeping with adjacent developments which provides for integration with its surroundings. Minor amendments were requested to elevations of the buildings including addition windows to increase natural surveillance and details of materials.

In terms of the public realm and open space, it was regrettable that the LEAP is located adjacent to the main vehicle access to the site and as such there might be potential for conflict.

The LAP is within a good location and will act as a community node on journeys to and from school. Additional details requested to indicate what public space is and what would be private space.

17. **Design Enabling Panel (DEP) and Design Workshop** – An earlier scheme (PRE/0767/14) comprising 60 dwellings, public open space and dedicated 24 parking spaces for Caldecote Primary School was presented to the SCDC Design Enabling Panel on 29 January 2015. Following feedback from this meeting a revised scheme was taken to the DEP on the 22 May 2016.

It was acknowledged that the scheme remained a “work in progress” and that the architects were relatively new to the project. The proposal was considered to demonstrate an improvement on previous schemes and addressed the principal concerns expressed within the previous DEP report.

The scheme was to demonstrate an appropriate response to the site in terms of density and character, both of which are material considerations. The proposal was in the process of design development and the Panel considered the scheme had the potential to be further improved. The quantum of the proposed development, i.e. 70 dwellings, was considered an acceptable maximum in design terms. This represents a reduction of twenty seven from the previous (Refused) scheme.

18. **District Council Landscape Design Officer** – In principle, there are no objections to a development upon this site. There would be limited landscape and visual effects. The following landscape considerations have been made by the applicant:

- Linking the two residential developments to the north and south
- An area offered to the school to help release traffic from the main road
- A pedestrian, cycle and emergency access path into the development via Highfields Road
- A secondary pedestrian access to East Drive and Clare Drive
- A central green
- Large trees in open spaces, street trees along road verges and small trees in gardens
- SuDs – porous paving provided within the site
- A LAP informal open space and a LEAP Local Equipped Area for Play
- Off street parking

There are a number of green spaces adjacent to the road verges throughout the scheme. Applicant to incorporate them into private front gardens. This will reduce potential future management costs for Parish Council. Avoid wedge like gardens which are difficult to maintain.

Arrival into the site - there is a high proportion of hard paving. Applicant to consider a special entrance within the use of both hard and soft materials.

LEAP - located at the main entrance. There is potential conflict with vehicles and children. Applicant to consider relocation or access treatment. Average height of a mounted rider is 2.55m – Existing hedgerow to be protected and not cut back.

Opportunities for the applicant to also consider within the detailed design:

- Ensure developments are well integrated with the local patterns of tree planting and hedgerows.
- Mark street boundaries by the use of simple picket or trellis fencing, hedges, or low brick walls as appropriate
- Retain hedges and introduce them as boundaries alongside roads outside village cores
- Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate

19. **Renewable Energy Officer** - The applicant has provided two very detailed documents suggesting how the proposed development can be constructed to reduce the energy, carbon emissions and water requirements of the new dwellings.

Relevant water modelling suggests that water use will be no more than 105 litres/ person/ day. This would make the development compliant with local policy. If the figures used for modelling energy and carbon are baselined against Building Regulations Part L 2013, then the development meets the requirements of local energy policy by providing a 21% reduction in carbon emissions, and 10% of the developments predicted energy use via onsite renewable energy technology.

If the applicant can confirm that Part L 2013 standards have been used in the baseline for this development, then, if constructed to the specifications contained within these two documents, the dwellings will be compliant with the requirements of local policy by providing a 21% reduction in carbon emissions, and 10% of the developments predicted energy use via onsite renewable energy technology.

20. **Cambridgeshire County Council Transport Assessment Team** – Confirmed they



would raise no in principle objections to the proposed development in regards to highway safety/trip generation subject to the following mitigation measures. Without each of these mitigation measures being agreed the proposal would be unacceptable to the CCC :

1. The County Council require the developer to provide a 2.5m wide shared pedestrian/ cycle facility on the west side of Highfields Road from the junction of Bossert's Way with Highfields northwards to the junction of West Drive with Highfields – This will address the existing gap in cycling provision. This is to encourage residents from this development and existing residents in Highfields Caldecote to travel by cycle in place of the car and further improve access and the attractiveness of the route to the bus stops on St Neots Road and onwards to Cambridge.
2. The applicant should install an additional 2 sheffield parking stands at the eastbound bus stop at the roundabout junction of St Neots Road with Highfields.
3. A revised Residential Travel Plan Welcome Pack should be submitted to the County Council prior to occupation of the development.

It is the view of the CCC that each of the above meet the tests of CIL and can be requested in this instance.

21. **Cambridgeshire County Council Local Highways Authority (Development Control)** – No objections to the application subject to amendments to the internal road/footpath layout. An update will be provided to members.
22. **Cambridgeshire County Council Historic Environment Team** – Our records indicate that the site lies in an area of high archaeological potential. Archaeological investigations adjacent to the proposed development area have revealed evidence of Late Iron Age and Early Roman field systems (Historic Environment Record reference 11913, CB14750) and medieval and post-medieval cultural remains in the form of ridge and furrow (CB15023).

Archaeological investigations opposite the application area at Caldecote Primary School revealed evidence of Iron Age occupation and medieval cultural remains in the form of ridge and furrow (13008). In addition, to the north archaeological investigations have revealed evidence of Iron Age settlement and occupation (ECB4622) and to the south is evidence of Roman occupation (11914).

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition.

23. **Cambridgeshire County Council Flood & Water Team** – Since our initial objection letter dated 30th August 2016 we have met with the applicant onsite and they have provided the following additional details:
  - Full hydraulic calculations including an updated allowance for climate change.
  - An updated Flood Risk Assessment and Drainage Strategy.
  - A closed-circuit television (CCTV) survey of the Anglian Water drainage system along Blythe Way (from MH1359 to MH 0354).

- A survey of a small section of the ditchline on the eastern side of Highfields road.

The reports confirm that surface water can be dealt with by using a combination of permeable paving and geocellular attenuation, discharging at the QBAR rate into the Anglian Water surface water sewer on Blythe Way.

In light of drainage issues within the village, the applicant has undertaken additional surveys to determine the condition of the ditch to which the Anglian Water system currently discharges into. This found a number of blockages and a final outfall from the ditch was not identified. As a result it is likely that the applicant will create a new surface water sewer connection across Highfields Road into the ditch on the western side which flows in a southerly direction. The applicant will need to liaise with and seek permissions from land and asset owners to progress this; however we understand some initial discussions have taken place.

Based on the above we can confirm as Lead Local Flood Authority (LLFA) that we are able to **remove our objection**. We recommend the following conditions are imposed requiring the following details.

### **Conditions**

Development shall not 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 Conisbee (ref: 151069/J Foster, Version 1.2) dated 16th September 2016 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, Q30 and Q100 storm events
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as Q100 plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- d) Full details of the proposed attenuation and flow control measures
- e) Site Investigation and test results to confirm infiltration rates;
- f) 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;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) 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 that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.

### **Conditions**

Details for the long term maintenance arrangements for any parts of the surface water

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

#### **Reason**

To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

#### **Informative**

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

24. **Drainage Officer (Cambridge City Council)** – No objections to the application subject to the applicant indicating who would be responsible for what as part of the FRA.
25. **Environment Agency** - No objection in principle, offered recommendations and informative regarding surface water drainage, foul water drainage, potential ground contamination, pollution prevention and conservation.
26. **Anglian Water** - No objections received, and advised:  
  
Foul Sewage Network – The foul drainage from this development is in the catchment area of Bourn Water Recycling Centre, which currently does not have capacity to treat flows from the development site. Anglian Water are obligated to accept the flows from development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should planning consent be granted.  
  
Surface Water Disposal – The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. Anglian Water recommends a condition attached to any grant of planning approval with regard to a surface water strategy.
27. **Contaminated Land Officer** – The Phase 1 Site Appraisal by BRD dated July 2016 identifies agricultural buildings including stockpiles of scrap metal and derelict cars and has a sensitive proposed use (residential). As such further investigation has been recommended in the form of intrusive investigation. Officers are in agreement with this recommendation and recommend a condition is included.
28. **Air Quality Officer** - 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

29. **Affordable Housing Officer** - The site is located within the development framework of Caldecote. The Council will seek to secure at least 40% affordable housing. The developer is proposing 71 dwellings, 28 of these would have to be affordable. There are currently 13 people with local connections to Caldecote Parish and currently approximately 1,700 applicants on the housing register district wide.

The greatest demand both district wide and in Caldecote is for 1 and 2 bedroom dwellings. The mix proposed by the developer is reflective of the housing need both locally and district wide. There are also approximately 500 applicants registered with the Home buy agent for shared ownership in South Cambs. The highest demand for shared ownership are 2 and 3 bedroom properties.

#### Affordable Rented

11 x 1 bed flats  
4 x 2 bed flats  
3 x 2 bed houses  
2 x 3 bed houses (5 person houses)

#### Shared Ownership

4 x 2 bed houses  
3 x 3 bed houses (4 person)  
1 x 3 bed house (5 person)

This is our preferred mix and tenure split and is reflective of the housing need both for rented and shared ownership affordable housing and has been discussed and agreed with the developer. However, we can have more detailed discussions with the Registered provider once they have been appointed.

Similar applications of this nature have been determined at planning committee for properties to be allocated in this way. We are proposing a policy to apply to schemes such as this which is that the first, 8 properties should be allocated to those with a local connection to that village and that the remaining dwellings should be allocated on a 50/50 basis between local connection and on a district wide basis.

30. **Section 106 Officer** – the Councils S106 officer has reviewed the scheme with the parish council and relevant stakeholders. Details of the summary of section 106 requirements are appended to this report. Specific policy compliant contributions and necessary mitigation measures are discussed in detail in the main body of the report.

31. **Cambridgeshire County Council Growth Team (Education)** –

Early years: According to County Council guidance the development is expected to generate a net increase of 15 early years aged children of which 8 would be eligible for s106 contributions. In terms of early years' capacity, County education officers have confirmed that there is insufficient capacity in the area to accommodate the places being generated by this development.

The County Council has identified two options to mitigate the impact of the development. These are as follows:

- Convert the existing Children's centre into early years accommodation – The total cost of this project would be £60,000 and will provide 2 additional early years classrooms. Contributions will be sought on the basis of £60,000/52 = £1,154 per children.
- Build a new pre-school facility in the school site. The total cost of this project would be £500,000 and will provide an additional classroom. Contributions will be sought on the basis of £19,231 per children (£500,000/26). Therefore a total contribution of **£153,848** would be sought. Both options to be included in the s106 and payment will trigger once the decision by Members about the Children Centre is made in summer.

Both options to be included in the s106 and payment will trigger once the decision by Members about the Children Centre is made this Summer.

2 triggers – 50% prior to commencement and 50% prior to occupation of 50% of the scheme.

There have not been 5 or more contributions pooled towards this early years facilities.

Primary need: According to County Council guidance the development is expected to generate a net increase of **13 primary** school places. The catchment school is Caldecote Primary School. County education officers have confirmed that there is insufficient capacity over the next five years to accommodate the primary school places being generated by this development.

The County Council will request developer contributions to mitigate the impact of the development. The County Council's proposed solution is to expand the primary school with 4 additional classrooms to take the school from school from 1FE/210 to 1.5FE/330 providing 120 additional primary school places.

The total cost of the project is currently is £2,590,000 (4Q16). Contributions are sought on the basis of £21,583 per place. Therefore a total contribution of **£280,579** (£21583 x 13 places) is required.

2 triggers – 50% prior to commencement and 50% prior to occupation of 50% of the scheme.

There have not been 5 or more contributions pooled towards this primary school project.

Secondary need: According to County Council guidance the development is expected to generate a net increase of 9 secondary school places. The catchment school is Comberton Village College. County education officers have confirmed that there is sufficient capacity over the next five years to accommodate the places generated by the development. Therefore no contributions towards secondary education are sought.

Libraries and lifelong learning : The proposed increase in population from this development (71 x 2.22 (average household size) = approximately 157.5 new residents) will put pressure on the library and lifelong learning service in the village. Therefore a contribution is required.

In order to do this, the County Council would require a developer contribution of £4.02 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).  
Contribution = 157.5 x £4.02 = £633.15

Strategic waste - This development falls within the Cambridge and Northstowe HRC catchment area for which there is insufficient capacity. However, the HRC already has 5 S106 contributions pooled; therefore, the County Council is prevented from seeking a further S106 strategic waste contribution from this development and will mitigate impact through existing provisions and efficiencies.

Monitoring fees - The County Council requires a monitoring contribution of £650 from this scheme.

32. **NHS England (Health Care)** - The additional population growth expected from the development is 170 and an additional 11.66 square meters of floor spaces would be required to meet growth. As such the NHS request a sum of £26,818 to provide and additional space by the way of an extension, reconfiguration or refurbishment at Combertons sister surgery Little Eversden.

The NHS requests that this sum be secured through a planning obligation linked to any grant of planning permission in the form of a S106. Subject to this being secured there were no objections raised.

33. **District Council Ecology** - The submitted Precautionary Working Method Statement is welcomed and the proposed approach is proportional to the risk of great crested newt being present and impacted. The Method Statement addresses my previous concerns and demonstrates likely compliance with UK and EU law.

Therefore, please attach appropriately-worded conditions such as the following to protect and enhance the site for important habitats and protected and notable species including great crested newt:

1) Ecological Mitigation

All works must proceed in strict accordance with the recommendations detailed in Section 9 of *Ecological Assessment: Land east of Highfields Road, Caldecote* (Ethos Environmental Planning, October 2016), Section 3 of *Precautionary Working Method Statement: Great Crested Newts* (Ethos Environmental Planning, December 2016) and habitat enhancement as shown on Drawing L1042-2.1-1000 Rev P3. This shall include avoidance and mitigation measures for great crested newt, nesting birds, bats, reptiles and glow worm and protection of retained hedgerows. If any amendments to the recommendations as set out in the reports are required, the revisions shall be submitted in writing to and agreed by the Local Planning Authority before works commence.

Reasons: 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 Conservation of Habitats and Species Regulations and the Wildlife and Countryside Act 1981 (as amended).

2) Biodiversity Management Plan

A Biodiversity Management Plan (BMP) shall be submitted to the LPA for approval in writing before any development commences. The content of the BMP shall include:

- Description and plan showing the features to be managed including a

- specification for created or enhanced habitats;
- Aims and objectives of management;
- Prescription of management actions;
- A work schedule i.e. an annual work plan;
- Details of responsibilities for the long-term funding and implementation of the plan; and
- Ongoing monitoring and remedial measures.

The plan shall be implemented in accordance with the approved details.

Reason: To protect existing priority habitats and to 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.

Please also attach a condition for a plan detailing external lighting including lux contour plans to be provided, with protection of wildlife habitat as a reason for the condition. This should be reviewed by the project ecologist before submission.

34. **District Council Tree Officer** – No objections to the application provided that the tree protection scheme is implemented. Please impose a condition to that effect. The updated Arboricultural report and accompanying tree protection plan / scheme is fit for purpose.

### Representations

35. Approximately 38 letters of objection have been received on this application. In summary they raise the following material considerations -
- a) Development out of scale with the surroundings
  - b) No requirement for additional housing in the village
  - c) Doesn't accord with the Group Village policy
  - d) SHLAA 213 identified Caldecote as unsustainable
  - e) Access onto East Drive is not permitted as the hedges and drive are privately owned
  - f) Health and safety concerns linked to the pedestrian access onto East Drive.
  - g) Sole access point from Blythe Way has potential to give rise to accidents
  - h) Public footpath to remain open during the course of construction
  - i) Alter the character and appearance of East Drive
  - j) Highway safety concerns linked to the number of traffic movements and the children's play area
  - k) Overlooking concerns to residential amenity from plot 1-8 and plots 9-15
  - l) Overbearing and over shadowing to neighbouring amenity from plots 1-8 and 9-15
  - m) Loss of light from plot 1-8 and plot 9-15
  - n) Landscape scheme would effect amenity
  - o) Removal of trees and hedgerows that provide screening and habitats
  - p) Additional bridle path along the southern boundary
  - q) Disruption to residents during construction phases
  - r) Tree Survey and landscape plans do not take into account trees outside the boundaries
  - s) Loss of open green space
  - t) Creation of continuous hard standing – surface water issues
  - u) Concerns about new trees planted in close proximity to existing units
  - v) No capacity at the local primary school and secondary school
  - w) No local shop
  - x) No capacity at the Doctors Surgery at Bourn or Camborne
  - y) Limited bus services through the village

- z) Not located near any employment
- aa) Closest well serviced bus stop is outside of the village on St Neots Road
- bb) Connivance store is currently closed
- cc) Additional impact on foul drainage system – capacity levels of the pumping station
- dd) Noise concerns from the car parking area
- ee) Red-line boundary not meeting up to properties on the southern part of the site
- ff) Increased traffic movements through the village and around the primary school

Five letters of support of the application have been received, and in summary they raise the following points:

- a) The proposed scheme is a lower density than the Banner homes application
- b) Good level of affordable units provided
- c) Would like S106 money to improve junctions on Highfields Road
- d) Site needs to be developed
- e) Improve local business
- f) Additional houses needed

### **Site and Surroundings**

- 36. The application site is currently a vacant parcel of land, with a few abandoned buildings including a residential unit and other part demolished outbuildings. The site is located in the centre of Highfields Caldecote, opposite the Primary School and other facilities. The whole application site lies within the village development framework boundary.
- 37. The eastern boundary of the site adjoins East Drive which is a private road and a Bridleway. Beyond which are disperse residential units. To the north and south of the site are residential estates of Claire Drive and Blythe Way. Highfields Road runs parallel with the western boundary of the site and on the opposite side of the road is the Primary school.

### **Proposal**

- 38. The applicant seeks full planning permission for the erection of 71 no dwellings and associated infrastructure works. The application also includes the provision of a Local equipped area of play (LEAP), LAP and a car park for the local school.

### **Planning Assessment**

- 39. 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, the impact of development on the character of the surroundings, the sustainability of the location given the Group Village status of Caldecote, the density of development and affordable housing.
- 40. An assessment is required in relation to the impact of the proposals on the character of the area and street scene, highway safety, impact on 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.
- 41. The cumulative impact of this proposal and other developments within the village of a size that trigger the need for contributions to infrastructure capacity also need to be considered.



## **Principle of Development**

### *Five year housing land supply*

42. 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.
43. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 4.1 year supply (as updated in the Annual Monitoring Report, dated December 2016) using the methodology identified by the Inspector in the Waterbeach appeals in 2014.
44. 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 March 2017).
45. 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.
46. 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.
47. Those policies were listed in the decision letters and are: Core Strategy DPD policies ST/2 and ST/5 and Development Control Policies DPD policy DP/7 (relating to village frameworks and indicative limits on the scale of development in villages). The Inspector did not have to consider policies ST/6 and ST/7 but as a logical consequence of the decision these should also be policies "for the supply of housing".
48. 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.
49. 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.
50. 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.

51. Sustainable development is defined in paragraph 7 of the NPPF as having environmental, economic and social strands. When assessed these objectives, unless the harm arising from the proposal 'significantly and demonstrably' outweighs the benefits of the proposals, planning permission should be granted (in accordance with paragraph 14).
52. Policy DP/7 of the LDF states that development and redevelopment of unallocated land and building within development framework will be permitted provided that: retention of the site in its present state does not form an essential part of the local character and development would be sensitive to the character of the location, local features of landscape, ecological or historical importance and the amenities of neighbours and that there is the necessary infrastructure capacity to support the development.
53. Officers recognise this policy is out of date; however, one of its main aims is to restrict gradual encroachment of development into the countryside. The application site lies within the framework with built development on four of its boundaries and as such, the impact it would have to the countryside is going to be more limited than other five year housing supply sites that have been submitted on the outskirts of the village. In accordance with policy ST/6 and emerging policy S/6, development in Group Villages (the current status of Caldecote) 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.
54. The site is not currently allocated for development in the existing or the emerging Local Plan. The site has, however, been promoted by the agent as an Omissions Site and what should be considered as part of the emerging Local Plan. Historically, Highfields Caldecote was allocated as a village that would see a substantial amount of growth in order to sustain and improve the school and other facilities in the village. The areas now known as Claire Drive, Blythe Way and the site subject to this application was apart of the allocations in the 1993 Structure Plan and 2004 Local Plan. Development on the application never came forward and its uncertainty meant it was removed from the Local Development Framework in 2007. As such, no weight can be given to its previous allocation, as the policy is not up to date.
55. Based on policy ST/6, the quantum of development proposed in this location would not normally be considered acceptable in principle. However, due to the lack of five year housing supply, 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.
56. This limit is considered to be a significant consideration as it emphasises that such villages are less sustainable than minor rural settlements with a more limited range of services to meet the needs of new residents in a sustainable manner than in Rural Centres.
57. Within the context of the lack of a five-year housing land supply, Officers are of the view that development sites in Group Villages, can, in principle, accommodate more than the indicative maximum of 15 units. This principle has also been tested in recent appeal

decisions for Group Villages in Foxton (96 units), Over (55 units) and Balsham (29 units).

58. Notwithstanding this, a site specific assessment needs to be undertaken on the delivery of the proposed development, level of services, facilities, distance to employment centres provided in or close to these villages, quantum of development and impact on local character.

#### *Delivery Programme*

59. As part of the applicants case 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. A detailed delivery statement has been submitted. CALA homes (the applicants) are a developer and the submission of this full planning permission evidences their intentions to build out the scheme imminently subject to the correct approvals. Details have also been submitted to reduce the number of pre-commencement conditions. Discussions have already been held with affordable housing providers to take on the affordable units.
60. Officers are of the view that the applicant has demonstrated that the site can be delivered within a timescale whereby significant weight can be given to the contribution the proposal could make to the deficit in the housing land supply in South Cambridgeshire.

#### *Sustainability of the location*

61. One of the objectives of the Core Strategy (policies ST/b and ST/6) is to locate development where access to day-to-day needs for employment, shopping, education, recreation and other services is available by public transport, walking and cycling. The main objectives are considered to be consistent with paragraph 37 of the Framework, despite the policies being out of date.
62. Where health care services and schools are at capacity, mitigation is considered in 'social sustainability section of the report' below.
63. The village is served by an early years and primary school although not a secondary school. The recreation ground is to the rear of the school and accommodates a MUGA and sports pavilion. These facilities are located across the road from the site. Officers consider the site is generally well served by local community and social facilities and benefits being across the road from these uses.
64. There is a coffee shop (previously a small convenience store) and hairdressers across the road from the site. A BP garage and spar shop is the north of the village on the old A428 (1.4km from the site) providing some basic food needs. Compared to other villages in the district, it is recognised that retail services are more limited. The village also lacks a GP and dental surgery. As such, there would be limited access to essential shops and services needed on a day-to-day basis within the village itself. In general residents would have to travel outside the village for other facilities.
65. Caldecote itself has a limited range of employment opportunities. It is recognised that other employment opportunities within a five-mile radius of the site. The applicants have submitted a detailed assessment with the application that indicates where these businesses are situated. This includes but not limited to employment facilities along St Neots Road, Hardwick, Cambourne Business Park and edge of Cambridge employment sites.

66. In terms of sustainable transport links, it is roughly 1.4km from the site (roughly a 15 minute walk or 5 minute cycle) to the bus stop to the north of the village where services run into Cambridge or to Cambourne, every 20 minutes during the day (Mon-Sat) and hourly on Sunday. Cambridge and Cambourne are considered to be key employment, education and leisure hubs within the area with the bus offering direct access.
67. The route to the bus stop is flat, lit and lined with houses stretching roughly 1.3km; as such occupiers would feel safe when making this journey, although the walk/cycle would add to the journey times of the occupants. Improvements to the existing footpath would be beneficial along with improved cycle parking at the bus stop to encourage usage.
68. Although in its early stages of preparation, the Cambridge City Deal, has recognised the Cambridge to Camborne route within its bus priority scheme by way of improving existing or creating new bus and cycle infrastructure.
69. To draw these matters together, in terms of shopping, employment and health care there would be likely to be a need to travel outside the village and cumulative journey times to these places might put off and get into the car. However, there would be access to a local bus service during the working day/evening giving residents alternative options to travel.
70. For these reasons, officers consider there would be some harm arising from access of the site to facilities, due to the limited access to shops, employment and secondary education within the village and the cumulative journey times it might take for people to arrive at their destination. This harm would also give rise to conflict with policy DP/1a and b. This harm, however, has to significantly and demonstrably outweigh the benefits and cannot be considered in isolation.

#### *Environmental sustainability*

71. In accordance with paragraph 111 of the NPPF, the proposed development would go some way in meeting the definition of 'brownfield' development. This policy seeks to encourage the effective use of land by re-using land that has previously been developed. The application site currently contains or has contained a number of outbuildings and residential unit (including its garden curtilage).
72. In terms of the impact to the wider landscape and setting of the village, the harm this proposal would cause is considered to be minimal given the fact the site is surrounded by residential units and located within the village framework of Caldecote. Furthermore, there would be no loss of agricultural land.
73. Officers have given weight to the fact there would be no significant landscape or environmental harm caused and it would bring the land into an effective use. This has not been the case on several other five-year housing supply sites.
74. The local environmental issues such as ecology, trees and local landscape features, are assessed later on in this report.

#### *Social sustainability*

75. 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.

76. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to an additional 71 residential dwellings, 40% of which would be affordable (28 units). In addition, the housing mix in the market element of the scheme would accord with emerging policy H/8.
77. The site is also located in the heart of the village with direct access to the primary school and social facilities such as the MUGA. As such, its position within the village does positively contribute to the social strand of sustainable development in this sense.
78. Officers are of the view that the additional houses, including the affordable dwellings and their position is a social benefit and significant weight has been attributed to this in the decision making process.
79. Education Provision: The County Council has identified a deficiency in capacity levels at the early year level and has requested a contribution from the development towards the projects that have been identified in appendix 2. In terms of primary school years, there is currently capacity for 13 students, however, given the unknown outcome of the site to the north of the village which is currently at appeal (140 units), officers are working with the County Education Authority to agree a suitably worded S106 agreement which will review when the contribution is to be paid and trigger points for the payment.
80. Caldecote is within the catchment area of Comberton Secondary School. The County Council has confirmed there is spare capacity at this school for the proposed development.
81. Contributions towards libraries, lifelong learning and waste have also been requested. The agents have agreed to this contribution and this can be secured within the S106. Further details have been included in appendix 2.
82. Health care mitigation: As both Comberton and Bourn are at capacity, the developers would be required to militate against this deficiency in accordance with paragraph 204 of the NPPF. The additional population growth expected from the development is 170 people. Additional floor space would therefore be required. NHS have requested a sum of £26,818 towards an extension, reconfiguration or refurbishment at Comberton surgery (or sister surgery at Little Eversden).
83. As the money requested needs to directly relate to the development, officers have visited the practice manager of the Comberton surgery who confirmed there is scope to extend Little Eversden branch. Whilst Little Eversden is some-way from Caldecote, officers would expect patients to be re-distributed between the two surgeries.
84. The agents have agreed to this contribution and this can be secured within the S106. Further details have been included in appendix 2.
85. Sustainable transport mitigation : Original proposal by the Developer re Sustainable transport infrastructure mitigation:
86. The original proposal put forward by CALA Homes will deliver small improvements along the journey to the bus stop on the A428, the works would include; tactile paving at crossing points over Clare Drive, Bossets Way, West Drive and formal crossing point over Highfields Road carriageway close to mini roundabout. CALA Homes have indicated they will do the works under a S278 agreement. In the absence of any other identified projects, officers consider the improvements suggested to the pavements

along the stretch of road to be reasonable to the scale of the development proposed and therefore if members support CALA's original proposal these works can be secured via a planning condition.

87. Provision for additional cycle parking stands has also been requested and agreed by the Developer, to the eastbound bus stop. The cycle stands can be conditioned on any decision notice. A travel plan has also been requested and will be conditioned to ensure future occupiers are aware of sustainable modes of transport in the area

County Council's request re Sustainable transport infrastructure mitigation:

88. The original proposal put forward by CALA Homes would see small improvements along the journey to the bus stop on the A428, the works would include; tactile paving at crossing points over Clare Drive, Bossets Way, West Drive and formal crossing point over Highfields Road carriageway close to mini roundabout. CALA Homes have indicated they will do the works under a S278 agreement. In the absence of any other identified projects, officers consider the improvements suggested to the pavements along the stretch of road to be more reasonable to the scale of the development proposed and will therefore secure these works take place via planning condition.
89. Provision for additional cycle parking stands has also been requested and agreed by the application, to the eastbound bus stop. The cycle stands will be conditioned on any decision notice. A travel plan has also been requested and will be conditioned to ensure future occupiers are aware of sustainable modes of transport in the area.
90. The County Council Highways Authority have requested the Developer provide a 2.5m wide shared pedestrian and cycle facility on the west side of Highfields Road from the junction of Bossets Way with Highfields northwards to the junction of West Drive with Highfields (roughly 550m of extended footway). The Highways Authority has justified this position on the basis it would improve connectivity up to the bus stop at the A428 and in their view would comply with the CIL tests. .
91. CIL Test  
The key test under the CIL Regulation 2010 (amended) and Para 204 of the NPPF is whether the provision requested by the County Council is necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind
92. The application site is well connected to services such as the primary school, playing fields and social club with adequate footpaths. Future occupiers will have to travel slightly further to get to the bus stop with connections into Cambridge and to the BP Garage. The footpaths up to the main bus stop are considered to be in good condition on both sides of the road for the majority of the route. A small section on the eastern side does, however, remain narrower towards West Drive.
93. The Transport Assessment submitted on behalf of the Developer with the planning application indicates that based on existing census data it is estimated that a scheme of this size would generate roughly 12 return bike movements per day and 110 pedestrian movements to various locations in and around the village (not just to the bus stop). Of these trips it is expected that up to 3 cyclists and 4 pedestrians would go up to the A428.
94. Given that the existing footpaths, on either side of the road, are in a reasonable condition for the majority of the length and taking into the limited number of cycling movements that are expected from the scheme, District council officers consider the

request from the Highways Authority to enhance the existing arrangement to provide a 2.5m cycleway is neither reasonable or necessary.

95. Furthermore the scale of works that have been proposed by the Highways Authority could also change the character of the street scene to a more engineered one and would see the removal of some grass verges. Members are invited to give consideration to this when forming their views as to the proposal by the Highways Authority.

Officer's Recommendation re Sustainable transport infrastructure mitigation

96. Because of CIL issues it is the recommendation of District Council Officers that members endorse the Developer's original proposal rather than the request made by the Highway Authority.

*Economic sustainability*

97. The provision of up to 71 new dwellings will give rise to employment during the construction phase of the development. The applicants have commissioned a report that stated roughly 110 employment jobs (direct and indirect) will be created as a result of the proposed development.
98. CALA homes have also provided details on their graduate scheme with the application and encourage local residents to consider opportunities with them. The applicants are currently in discussions with affordable housing providers and a preferred party will be elected following the determination of the application.
99. Given that the proposed scheme would only employ workers on a more short-term contract, it is considered these factors represent more limited economic benefits. In terms of the graduate scheme, the planning decision cannot secure this benefit and therefore cannot be afforded weight.
100. The development has the potential to result in an increase in the use of what local services, facilities and employment exist, all of which will be of benefit to the local economy. However, given the number of units proposed and capacity levels at the school are healthy it would also be a more limited benefit.

**Conclusion**

101. Whilst it is recognised future occupiers will have limited access to services within the village its self, the facilities the village does offer are directly across the road from the site. Other facilities would be available in nearby service centres. The service centres are accessible by a bus services situated to the north of the village.
102. The enhancements to the footpath and provision of addition secure cycle storage will make the journey to the bus stop more attractive. The dwellings will put pressure on education and health care facilities; however the impact would be sufficiently mitigated.
103. The scheme will seek to secure a wide range of market and affordable housing within a short timeframe. The location of the site is within the village framework, not on designated agricultural land and part brownfield. As such, there would be limited environmental impacts.
104. On balance and for these reasons, it is considered that the proposed development would partly achieve the social, environmental and economic elements of the definition

of sustainable development, subject to the mitigation measures, which the applicant has agreed to in principle and can be secured via a Section 106 agreement.

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

105. The NPPF states that appropriate density of any particular location will be determined by the nature of the area and by its surroundings and by a need to use land efficiently as a finite resource.
106. 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 (just below 2.9 hectares in area). The density equates to approximately 24 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 existing residential units surround the application site (of which amenities need to be protected) and due to the landscape constraints around the site, it is considered that this proposal meets the exception tests of the current and emerging policy with regard to the density of development.
107. 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, 25% 3 bedroom and 25% 4 bedrooms plus.
108. 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 for 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.
109. Policy H/3 of the emerging Local Plan states that a scheme of over 3 units should provide a minimum of 40% affordable housing. The policy states that the mix/tenure of affordable units (including shared ownership units) should respond to local circumstances. Officers are giving significant weight to this emerging policy.
110. The market and affordable mix (including shared ownership) is proposed for the 71 units in this development. Please see the table below. Rooms that have earmarked as 'study' in Larfield type are of a reasonable size and therefore have been considered as bedrooms for the purposes of determining mix.
111. The market mix for three bedroom units does not strictly meet the emerging policy requirements, however, policy compliant provision has still been provided for smaller 2 bedrooms units on the site, of which the strategic housing market assessment indicates there is a strong need for. As such, there is not a significant departure to the policy to warrant the scheme for refusal.
112. The affordable mix is considered to meet local requirements. The plans have been amended (April 2017) to ensure the 'clustering' of affordable housing is avoided. The affordable units have now been pepper potted through the development. Officers consider this amendment to be a marked improvement. The layout of the affordable units is considered to meet the aims the Affordable Housing SPD in this regard.



	<b>Market</b>	<b>Percentage</b>
2 bed house	13	30%
3 bed house	8	20%
4&5 bed house	22	50%
<b>Total out of 71 units</b>	<b>43</b>	<b>60%</b>

	<b>Affordable</b>	<b>Percentage</b>
1 bed apartment	22	80%
2 bed apartment		
2 bed house		
3 bed house	6	20%
4&5 bed house	0	0%
<b>Total out of 71 units</b>	<b>28</b>	<b>40%</b>

### **Impact to the street-scene and character of the area**

113. This is a full planning application and as such Members will need to have regard to the layout, scale, appearance and landscaping details that have been submitted when making a decision.
114. An outline planning application (S/1397/09/OL) for the construction of 97 dwellings, with vehicular access from Blythe Way and pedestrian link to Highfields was refused by SCDC in 2010 and the appeal (APP/W0530/A/10/2134804) was dismissed in 2011.
115. In dismissing the appeal, the Planning Inspector concluded that the development would appear unusually intensive in this rural context. The Planning Inspector noted an existing group of trees in the southwestern part of the site, as a potentially worthwhile landscape feature, within a site otherwise devoid of visual interest. He commented that the loss of these trees would represent a lost opportunity to enhance any development. It is understood that these trees, which were not statutorily protected, have unfortunately been removed since the appeal decision.
116. The site is within the village framework and comprises approximately 2.9 hectares of largely unused land to the rear of existing properties on Highfields Road. To the north and south the site adjoins modern housing developments. To the east East Drive bounds the site. Hedgerows currently define the majority of the boundaries of the site.
117. In accordance with policy DP/2 of the Local Development Framework all new development must be of high quality design and, as appropriate to the scale and nature of the development.
118. In addition policy DP/3 of the Local Development Framework states that all development proposals should provide, as appropriate to the nature, scale and economic viability of the scheme; appropriate access, provision, enhancement public and community transport infrastructure (including pedestrian and cycling), provide adequate communal and private spaces along with a number of other key considerations.
119. The applicant has submitted a layout plan for the site showing a development of 71 dwellings, served from Blythe Way to the south. Pedestrian access is proposed from Highfields Road to the west and East Drive to the east. An area of car parking is provided between Nos.28 and 30 Highfields Road. It is envisaged that this car park will be used by Caldecote Primary School subject to appropriate agreements.

### *Layout*

120. Officers consider the proposed layout to be broadly compatible with the existing housing layouts to the north and south of the site. The layout has also been well informed by the arboricultural and hedgerow constraints on the site.

The layout of the proposed dwellings along East Drive are considered to be sufficiently set back from the boundary so that they would not result in future pressure to remove substantial planting along this green buffer. This was a concern raised in the previous appeal. At the same time, the dwellings on plot 25-26 offers an opportunity to provide overlooking/natural surveillance in the area where the pedestrian link is proposed to meet with East Drive.

121. The rationale of providing car parking for the school directly opposite the land fronting Highfields Road (to the north-western part of the site) is considered to be acceptable from a design point of view. Each property will have convenient access to onsite vehicle and cycle parking and bin storage areas.

122. The pedestrian access points to and from the site are considered to be a good asset to the scheme, especially the play equipment down to the school. They will help connect the site to its surroundings allowing for good level of permeability to be achieved. The equipment will be of a benefit to the wider community also. Occupiers of East Drive are also likely to benefit from this arrangement, as they will have a safe and convenient access down to the school.

123. In terms of the location of the LEAP in the centre of the site, officers can see some merit in this location, as there will be ongoing surveillance from people entering and exiting the estate. It will also have a visual connection to the area of open space on Blythe Way and creates a better sense of place upon arrival. The disadvantage is that the LEAP would be located close to the road and as such has the potential to cause conflict. However, the appropriate use of fences and landscaping to keep the LEAP enclosed would mitigate this impact. Full details of the LEAP equipment have been submitted with the application and a compliance condition will be added to any consent.

### *Design and appearance*

124. There are variations of the proposed the house types with the scheme also providing two blocks of flats. The design of the dwellings and flats will take the form of simple gabled roofs with contemporary clean line elevations. There will be key focal buildings within the development that will use alternative materials. Officers consider the proposed designs reflect the general character of the surrounding area.

125. A materials strategy has been submitted with the application to indicate that the external walls will predominately be constructed of bricks (cream multi stock and brown multi stock) along with grey and brown concrete tiles for the roofs. The proposed materials are considered to be broadly in accordance with the surroundings. Samples of the brick and roof tiles will be submitted prior to the erection of the dwellings and Officers will condition this aspect on any approval.

126. The majority of the roof slopes face the orientation of the sun for renewable energy sources and Officers consider this to be of benefit to the scheme.

### *Trees and Landscaping*

127. The arboricultural assessment submitted with the planning application indicates that the site contains roughly 17no trees, 6no groups of trees and 3no important hedgerows. There is a Tree Preservation Order (TPO) covering a group of trees close to Highfields Road, in the location of the pedestrian access.
128. The vast majority of hedgerows around the edge of the site will be removed apart from the eastern side. The proposal will also include the loss of an area of scattered trees in the centre of the site. The TPOs will be retained as part of the development. This includes the retention of the East Drive hedge, which was highlighted as an important asset in the previous appeal.
129. Space for a new pedestrian access point will be made in the East Drive hedge for permeability; however, this is consider to cause limited harm given the extent of the hedgerow.
130. The Council's Landscape Officer has reviewed the proposed landscape details and recommended a number of amendments, including the areas of private and public land and the softening of the access from Blythe Way. Further amendments have also been made to remove an additional pedestrian footpath and enhanced planting to this hedgerow.

#### *Ecology*

131. The majority of the habitat currently occupying the site will be removed within the development proposal. Much of this habitat was assed as having moderate-low ecological value; however some features such as the species rich hedgerow and fruit trees were assessed as having a high value.

Due to the loss of some hedgerows and trees within the site, the Phase I Habitat Survey submitted with the planning application proposes mitigation and biodiversity enhancement measures to be introduced as part of the scheme. This includes selective planting, alternative nest sites for breeding birds, bat boxes, log piles for glow worms, low light levels

In relation to Great Crested Newts, the Ecology Officer requested further survey work to identify the location of a receptor site, details of the size and habitats to be supported of the receptor site and the amount of habitat to be lost, retained and created. This additional work has been undertaken and the holding objection removed as a result.

The recommended mitigation measures in relation to all protected species can be secured by condition. A habitat management plan and a biodiversity enhancement and management plan can also be secured by condition.

#### **Highway safety and parking**

132. The vehicle access into the site will be via Blythe Way, which then connects onto the main road running through the village. Following the submission of amendments and additional information, the Local Highways Authority has removed their holding objection to the application.
134. A number of local representations have raised concern in regards to the increase in traffic movements and the impact this would have to the junctions on Blythe Way. The Local Highways Authority has indicated the required visibility splays can be achieved and the level of movement for a scheme of 71no units would not cause any adverse impact to the network.

135. In relation to parking provision, it is considered that there would be sufficient space to for 2no parking spaces per plot, thereby meeting the requirements of the LDF in this regard. The garages meet the District Design Guide standards and will be fit for purpose. This factor is considered to indicate that the proposed development would not lead to pressure for on-street parking in a way that would disrupt the free passage of the adopted highway.
136. In accordance with the above, the proposal is considered to accord with policy DP/3, TR/1 and TR/2 of the adopted Local Development Framework.
137. A Construction Management Plan has been submitted to mitigate the need for any pre-commencement conditions in the event the application is approved. The Highways Authority have not clarified their position to date on this plan and therefore the condition will remain for now.

### **Residential amenity**

138. The application is for full planning permission and as such officers need to be satisfied that the site is capable of accommodating the amount of development proposed, without causing significant or adverse impact on the residential amenity of occupiers of adjacent properties and future occupiers of the site.

#### *Impact on existing occupiers*

139. During the course of the application process, a number of representations were received from third parties with concerns about the impact of the proposed development on their amenity. Areas of particular concern surround the two apartment blocks and the impacts they would have in terms of overlooking and overshadowing garden spaces. Officers visited a few of the properties along the northern boundary to assess the potential impact and have assessed these issues thus;
140. Overlooking: The side facing windows on flat block A and B sit roughly 15m from the shared garden boundary of the site with the properties on Orchid Fare and Claire Drive. The three first floor windows in block A will serve a bedroom, hallway and kitchen (plan AA6205/2060rev0). The three first floor side facing windows in block B will serve a hallway (plan AA6205/2065rev0).
141. To prevent overlooking to residential gardens, the Councils District Design Guide (SPD) paragraph 6.68, states that it is preferable that a minimum distance of 15m is provided between the habitable windows and the property boundary. Both blocks of flats meet and exceed (15-17m) this guidance note, some of which are not 'habitable rooms' and therefore the windows would not cause significant or adverse overlooking impacts to warrant the scheme for refusal.
142. No.4 Orchid Fare sits at an angle facing onto flat block B. Between the rear facing elevations there is a distance between 20m-25m. As the windows of habitable rooms are offset and not direct looking into each other, officers consider the proposed distance to be acceptable.
143. Amendments have been made to the forward facing balcony closest to the garden of No.33 Main Road. It has been pulled away from the boundary and an obscure glass sheet will be installed to protect views into garden space.
144. Overbearing and Overshadowing: No.84 Claire Drive (closest to flat block B), has an 'L'

shaped garden with decking area down the southern side. On the southern side elevation of No.84 is a secondary ground floor window serving the dining room/kitchen. Other openings face into the rear garden.

145. Flat block B would sit roughly 1.5-2m from the shared boundary and will have roughly the same depth as the house. With an eaves height of 5m, the side facing flank wall will enclose and overshadow the side section of their garden space where the decked area is located. However, a large proportion of the garden directly outside the patio doors will remain open and un-impacted as the distance of the flat block increases to 15m. As such, the central aspect garden will still be exposed to the sun when it moves from east to west in the afternoon.
146. In determining whether a building is overbearing or causes overshadowing contrary to policy DP/3, it has to cause an unacceptable adverse impact. As only one section (under 50%) of the garden will be impacted by the flat block, officers do not consider the impact to be unacceptably adverse in this instance.
147. The flank wall to flat A will sit roughly 2m from the boundary with No.33 Main Road. The building is not considered to have a significant or adverse overbearing or overshadowing impact on the occupiers of No.33 or No.5 Orchid Fare given its position at the end of their garden.

#### *Noise from Car Parking Areas*

148. Representations have been submitted raising concern with the noise impacts that could be generated from the car parking areas to plots 1-8 and 9-15. Given that the parking spaces will be used in association with four residential units each (1-2 bedrooms per unit) the level of use would not generate significant levels of noise that would adversely impact residential amenity.
149. Due to the relationship to garden areas, the Environmental Health Officer does consider it reasonable to add a condition for a mitigation strategy along that shared boundary. This could include a sound barrier to provide a more substantial buffer than just a boarded fence. Officers consider this condition to be reasonable and the applicants have showing willingness for this condition to be included to mitigate concern.

#### *Impact on future occupiers*

150. Each dwelling and flat will have access to private residential amenity space in the form of a balcony or garden. The gardens provided are of a reasonable size ranging from 74 square metres on some of the smaller units to 405 square meters on the larger units. The Councils District Design Guide (SPD) requires garden spaces to be between 50-80 square metres in urban-rural locations. The proposed development would accord with this guidance.
151. Standard conditions relating to the construction phase of the development have been recommended by the district Environmental Health Officer and these can be attached to the decision notice.
152. In conclusion, 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 those neighbouring properties in terms of unreasonable overlooking or overshadowing in accordance with Policy DP/3 of the Local Development Framework.

### **Surface water drainage**

153. In accordance with paragraph 162 of the NPPF, Local Planning Authorities should work with other authorities and providers to assess the capacity of infrastructure for surface water and its treatment.
154. The site lies in Flood Zone 1. Despite this low classification, it has been confirmed that in August 2014, 11 properties were flooded in the local area. When there is a period of heavy rainfall the south of the village regularly floods due to neglect of the system as a key problem. This flooding issue seems to be an on-going occurrence for the village.
155. The Lead Local Flood Authority (LLFRA) has not raised an objection following the submission of a revised surface water drainage strategy. Officers have discussed the current issue of the drainage and the capacity of the pumping station raised by the Parish Council with the LLFRA and Anglian Water.
156. The surface dwellings will be directed towards a storm attenuation tank that lies underneath the grassed area in the centre of the site. The drainage strategy indicates that the tank is larger than that normally required for a development of this size, in the event of high volumes of water run-off. From here the water will be discharged and directed through new pipe work into the brook that runs alongside Highfields Road. No surface water from the proposed development will be directed to the pumping station.
157. Dye and CCTV tests have recently taken place to ensure the run-off into the brook is clear and that water from the development will flow. This information has been reviewed by the LLFRA and considered to be acceptable. Officers recommend the imposition of a condition should the application be approved to ensure a more detailed scheme is conditioned, but its principles will relate to the findings of the reports to date. Any variations to the proposed scheme are considered in writing by the Local Planning Authority beforehand.
158. The Environment Agency requires conditions to be included in any consent preventing surface water and contamination issues in a sensitive area. These can be included in any consent.

### **Foul Drainage**

159. In accordance with paragraph 162 of the NPPF, Local Planning Authorities should work with other authorities and providers to assess the capacity of infrastructure for wastewater and its treatment.
160. Policy NE/9 states that planning permission will not be granted where there is an inadequate sewerage drainage system (including sewage treatment works) available to meet the demands of the development unless there is an agreed phasing plan between the developer and the relevant service provider to ensure the provision of necessary infrastructure.
161. The public foul water system currently utilises a pumping station to the south of Highfields Caldecote. Local representations indicate that this has been subject to failure and as a result has previous meant effluent has discharging onto the nearby roads.
162. Officers have held a meeting with Anglian Water, in recognition of the concerns regarding the capacity of the pumping station. Anglian Water have explained that during periods of wet weather the receiving flow often increases, and a storm chamber is used to relieve the pumps workload. A typical storm downpour is handled without any impact

to customers or the environment, however, prolonged wet weather periods have proved harder to manage.

163. The site has recently received fresh pumps and Anglia Water confirmed they are working as expected. The station also has a pumping flow meter which allows their teams to monitor performance.
164. They confirmed that recent concerns and customer complaints in the area have been due to tanker movements and hired diesel pumps through the village. These actions were required because of blockage caused by non-flushable waste in the systems rather than the pump/assets failure.
165. This is an on going issue and is the responsibility of the owners or the public system Anglia Water, riparian owners and the local community to fully address. It is not for the planning system to duplicate controls or place the onus onto developers to address a wider matter.
166. Notwithstanding this, Anglian Water are obligated to accept the flows from development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient capacity should planning consent be granted. Anglian Water confirmed that it is only at the point of certainty a scheme will be built i.e. granting of planning permission whereby a specific project will be identified to upgrade facilities where necessary.
167. Therefore consider an adequate sewage drainage system is available to meet the need of the development in accordance with policy NE/9 of the Local Development Framework.

#### **Section 106 contributions**

168. As the consent is for a full planning permission, the S106 contributions proposed are fixed. Appendix 2 lists what needs to be provided and trigger points if the application is approved. This secures the following items:
  - Affordable housing (40% - 28 units) (including shared ownership)
  - Household waste receptacles
  - Contribution towards upgrades to the village hall/pavilion
  - Contribution towards upgrades to the MUGA and recreation ground
  - NHS contributions
  - Education contributions
  - Provision and maintenance of the LEAP, LAPs and other public spaces
  - Management and ownership of the car park
  - Monitoring fee

#### **Other matters**

##### Cumulative Impact

169. Officers are aware that there are other large scale applications for residential development in Caldecote where the principle of development relies on the District Council's deficit in five year housing land supply.
170. These are the applications listed in section 'Planning History'. 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.

171. 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 these schemes on the capacity of services and facilities in Caldecote and have worked with consultees to ensure that they have done the same, including in relation to education provision.
172. The County Council as Education Authority have considered the anticipated population increase if all schemes came forward and have come to the conclusion that there would not be capacity at the primary school. If members a suitably worded S106 approve the application will be written up to cover eventualities.
173. The NHS have acknowledged there would be insufficient capacity at both Bourn and Comberton Surgery to take growth from the development. As such a contribution towards an extension to Comberton Surgery and associated Little Eversden surgery has been requested.
174. 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 Caldecote.
175. 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.
176. Following this assessment, officers are content that the sustainability credentials of this proposal would not prejudice the outcome of the other applications.

#### Archaeology

177. The County Council Archaeologist considers that the site is of high archaeological potential. On this basis, no objection is raised by the County Council Archaeologist, subject to a condition being attached to the outline planning permission requiring a Written Scheme of Investigation to be completed and any agreed mitigation measures implemented prior to the commencement of development.

#### Environmental Health

170. The site is considered to be a low risk in relation to land contamination and reports submitted have evidenced this. Therefore no condition is recommended by the Contamination Officer.
171. Details of any lighting to be installed will also need to be provided.
172. 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 have been submitted by the applicant but are yet to be agreed by the environmental health officer. If no feedback is received in time for the committee meeting this part 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 request for a noise assessment to be undertaken for a LEAP is not considered



reasonable given that it will serve as a small area of play.

173. The applicant has committed to 10% of the energy requirements generated by the development being produced by renewable sources. A compliance condition will need to be added to any consent.

### **Conclusion**

174. In considering this application, the following relevant (to varying degrees, as assessed in the report) adopted Core Strategy and Development Plan policies are to be regarded as out of date while there is no five year housing land supply:

### **Core Strategy**

175. ST/2: Housing Provision  
ST/6: Group Villages

### **Development Plan**

- DP/1: Sustainable Development  
DP/7: Village Frameworks  
HG/1: Housing Density  
HG/2: Housing Mix  
NE/6: Biodiversity
176. Policies ST/6 and DP/7 of the LDF are considered to carry some weight in the determination of this application. Despite being considered out of date, the purpose of these policies is to restrict the number of residential units permitted in Group Villages as third behind Rural Centres and Minor Rural Centres in the hierarchy of settlements. Whilst the purpose of guiding development to the most sustainable locations is consistent with the NPPF, the blanket application of the village hierarchy is considered to be flawed in assessing applications against the definition of sustainable development in the NPPF, as was highlighted in the recent appeal decision to allow 55 dwellings in Over.
177. Emerging policy S/9 is considered to limited weight in the determination of this application. However, the 2012 Village Classification Report, which is part of the evidence base behind the emerging Local Plan, acknowledges that Caldecote has a poorer range of services and facilities than many Group Villages, including sources of employment.
178. Policies HG/1, HG/2 and HG/3 are all housing policies which are considered to carry some weight in the decision making process as these relate to the density of development, housing mix and affordable housing, all of which contribute to sustainable development. In relation to the other relevant policy of the LDF quoted in this report, this is considered to be consistent with the definition of sustainable development as set out in the NPPF and therefore has been given some weight in the assessment of this application.
179. Within the context of a lack of five year housing land supply and the consequent status of ST/6 as out of date, it is considered that the fact that the proposed housing numbers exceed what would normally be expected is not sufficient to warrant refusal, unless harm is identified in relation to the definition of sustainable development as set out in the NPPF.
180. 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.

181. In terms of the environmental role, the application site lies within the development framework of Highfields Caldecote and is surrounded by residential units. As such there will be limited impact on the wider landscape or countryside. Any harm to the local environment can mitigate through the use of appropriate conditions.
182. In terms of the social role, officers recognise that there are fewer facilities and services within the village itself when compared to some other group villages and minor rural centres in the district. As such, some harm might be caused by additional vehicle movements. However, the site is located in the heart of the village opposite the local school and other community facilities. In this instance the harm is not considered to be significant.
183. Whilst officers recognise the concerns of local residents and the Parish Council, it is considered that the mitigation measures proposed address the areas of weakness, including drainage and footpaths, in infrastructure capacity to the extent that the benefits of the proposals outweigh the dis-benefits.
180. The County Council as Education Authority consider that the issues relating to the capacity of the Early Years and Primary School can be addressed through a suitably worded S106 agreement.
181. It is considered that the scheme includes positive elements that enhance social sustainability. These include:
- the positive contribution of up to 71 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
  - Re-use of a part brownfield site
  - limited wider landscape harm and impact on village setting
  - the contribution of 40% affordable housing in the context of a significant level of district wide housing need
  - provision of public open space, including equipped areas of play.
  - the package of contributions to be secured through the Section 106 agreement towards the enhancement of offsite community facilities and pedestrian links
  - potential for access to public transport, services, facilities and employment
  - employment during construction to benefit the local economy.
  - potential to result in an increase in the use of local services and facilities
182. 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 potential dis-benefits including accessibility to employment and some daily services.
183. None of these disbenefits are considered to result in significant and demonstrable harm when balanced against the positive elements. Therefore, it is considered that the proposal achieves the definition of sustainable development as set out in the NPPF.

### **Recommendation**

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

### **Section 106 agreement**

185. Completion of an agreement confirming payment of the items outlined in Appendix 2.

### **Draft conditions**

186. See appendix 3

### **Informatives**

187. See appendix 3

### **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/1027/16/OL

**Report Author:**

Rebecca Ward  
Telephone Number:

Senior Planning Officer  
01954 713236

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Please find attached the completed planning recommendation from Caldecote Parish Council in respect of the above application. Thank you for allowing the Council extra time to consider this.

The Parish Council objects on the following grounds:

Caldecote is identified as a group village in policy ST/6 of the adopted core strategy and policy S/10 of the emerging local plan. Both policies state that development or re-development in group villages should be a maximum of 8 dwellings, or 15 dwellings where this would make best use of a brownfield site. The present application is for up to 71 dwellings, which represents a significant departure from policy.

The Parish Council recognises that these policies are considered to be out of date with respect to the current 5 year housing supply issue. However, paragraph 14 of 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. The Parish Council considers that Caldecote is not a sustainable location for the scale of development proposed, having regard to the level of services and facilities in the village and access to nearby services and facilities by means of sustainable transport. The infrastructure and services are already at capacity due to the huge growth in the size of the village – more than 300% – before the adoption of the 2007 Local Plan. Consequently the Parish Council posits that policies ST/6 and S/10 still form a material planning consideration.

With regard to specific areas of infrastructure and services, the Parish Council would make the following comments:

### **1. Drainage.**

In August 2014 Caldecote experienced a serious flash flood which rendered a number of dwellings in the village, some of which are in the immediate vicinity of the proposed development, uninhabitable for a period of months. Despite this incident being labelled as a 1-in-100 year event, it is the third such occurrence in the last 21 years. Additionally, the northern and southern parts of the village regularly flood during periods of heavy rainfall.

The plans for the proposed development indicate that surface water runoff will be collected in an attenuation tank prior to being discharged into the public sewer in Blythe way. A parish Council inspection and an independent survey, both conducted in January 2015, confirmed that surface water runoff is entering the foul water system at Blythe Way as well as at a number of other locations in the village. It is the Parish Council's view therefore that the attenuation tank strategy will not address the risk of flooding to houses surrounding the development, the remainder of Caldecote to the south of the site, and to Toft and outlying houses.

With reference to Foul Water drainage, the Sewage works at Bourn are at capacity and need to be upgraded to cope with any increase in volume. Additionally, the Pumping Station at the southern end of Caldecote regularly becomes overloaded and has in the past led to foul water and sewage runoff into property gardens, causing significant environmental issues for residents. Pumping tankers are a regular feature at this station.

It is the Parish Council's opinion that the proposed development will lead to a greater frequency of failures of the pumping station and that no attempt has been made by the applicant to address the wider issue of flooding in the village.

## **2. Education Provision.**

The County Council have stated that the pupil roll for Caldecote Primary School in September 2015 was 197, with a capacity of 210 and a Published Admission Number of 30, leaving capacity for approximately 13 pupils.

The 2011 census shows that the average number of occupants per household for Caldecote was 2.66. This figure multiplied by the number of proposed dwellings (71) gives rise to a projected increase in the population of Caldecote of 189 people. The census further shows that 15.8% of the population is under the age of 9 and therefore will require a primary school or early years placement. Rounded up, 15.8% of 189 is 30.

The Parish Council are therefore of the opinion that there is insufficient capacity at the primary school to take the pupils that the proposed development may generate. It should also be noted that the population of Caldecote has increased since the last census. Additionally, there are two other speculative developments proposed for Caldecote, which if approved, will generate an increase in primary school aged children that will be well beyond the means of the school to cope with. It should also be noted that there is no physical room for an expansion to the school on-site.

### **3. Healthcare Provision.**

There is no medical practice in Caldecote. Bourn surgery has 5,962 patients. Comberton surgery has 9,109 patients and Cambourne surgery has 10,747 patients. The proposed development will put increased pressure on these facilities.

### **4. Sustainable Public Transport.**

Caldecote is served by a once-per-day bus service from the two stops on Highfields Rd which leaves Caldecote for Cambridge at 07:02 am. A more frequent bus service travels along St Neots road but it should be noted that the bus stops, at 3-4 km from the proposed development, are outside the designated walking distance as prescribed by the Institute of Highways and Transportation. The 2011 census reveals that 75% of caldecote residents travel to work by car.

### **5. Utilities.**

The existing supplies of water from Bourn Reservoir and the water towers that serve Cambourne may not be sufficient to supply the proposed development. Additionally, there is no evidence that Gas supply pressure will be sufficient for the new homes.

The Parish Council requests that this application goes to SCDC Planning Committee and wishes to state that if the concerns above are addressed they would be minded to consider an amended application. They also feel the addition of a retail unit into the proposals would enhance their appeal.

Kind regards

Simon Crocker

Parish Clerk & Responsible Financial Officer  
Caldecote Parish Council

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## Appendix 2

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

<b>Caldecote – Highfields Road (S/2047/16/FL)</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 Caldecote 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 £9,232 or £153,848
Primary School	CCC	Either £0 or £280,579
Libraries and lifelong learning	CCC	£633.15
Transport	CCC	No monetary contributions
Sports	SCDC	£74,321.35
Children's play	SCDC	£30,000
Indoor community space	SCDC	£33,741.92
Household waste bins	SCDC	£5,218.50
Monitoring	SCDC	£1,000
Healthcare	SCDC	£26,818
<b>TOTAL</b>		<b>Between £171,732.92 and £606,159.92</b>
<b>TOTAL PER DWELLING</b>		<b>Between £2,418.77 and £8,537.46</b>

#### Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local equipped Area for Play	SCDC	
Trim trail play equipment	SCDC	
Public/School car park	CCC/PC	Car park area to be offered for school or Parish Council use to revert back to developer if no demand

#### Planning condition infrastructure summary:

Item	Beneficiary	Summary
Footpath enhancements	CCC	Conditioned for works to accord with the Waterman

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		Pedestrian Environment Review' and 'Cycle Parking Review' dated 15 December 2016
Covered bike shelter and stands	CCC	Conditioned for works to accord with the Waterman Pedestrian Environment Review' and 'Cycle Parking Review' dated 15 December 2016

<b>CAMBRIDGESHIRE COUNTY COUNCIL</b>
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<b>Ref</b>	CCC1
<b>Type</b>	Early years
<b>Policy</b>	DP/4
<b>Required</b>	YES
<b>Detail</b>	<p>According to County Council guidance the development is expected to generate a net increase of 15 early years aged children of which 8 children would be eligible for s106 contributions.</p> <p>In terms of early years' capacity, County education officers have confirmed that there is insufficient capacity in the area to accommodate the places being generated by this development.</p> <p>The County Council has identified two options to mitigate the impact of the development. These are as follows:</p> <ul style="list-style-type: none"> <li>• Convert the existing Children's centre into early years accommodation</li> </ul> <p>The total cost of this project would be £60,000 and will provide 2 additional early years classrooms. Contributions will be sought on the basis of £60,000/52 = £1,154 per children.</p> <p>Therefore a total contribution of £9,232 would be sought under this option.</p> <ul style="list-style-type: none"> <li>• Build a new pre-school facility in the school site. The total cost of this project would be £500,000 in order to provide one additional classroom. Contributions will be sought on the basis of £19,231 per children (£500,000/26).</li> </ul> <p>Therefore a total contribution of £153,848 would be sought under this option.</p> <p>Both options to be included in the s106 and payment will trigger once the decision by Members about the Children Centre is made in the summer.</p>
<b>Quantum</b>	Either £9,232 or £153,848
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	<p>If the sum of £9,232 then 100% payment at commencement of development</p> <p>If the sum of £153,848 then</p> <p>50% at the later of (a) a notification made by CCC as to which project is to be undertaken and (b) commencement of development</p> <p>50% payable prior to occupation of 36 dwellings</p>
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	One at the time of planning committee

<b>Ref</b>	CCC2
<b>Type</b>	Primary School
<b>Policy</b>	DP/4
<b>Required</b>	YES
<b>Detail</b>	According to County Council guidance the development is expected to

## Appendix 2

	<p>generate a net increase of 13 primary school places.</p> <p>The catchment school is Caldecote Primary School. County education officers have confirmed that there are 20 primary school places available in the year 2020/21.</p> <p>This capacity is to be taken up by the development of 140 dwellings at Highfields, i.e. the Gladman development (if allowed at appeal).</p> <p>The County Council request developer contributions to mitigate the impact of the development. The County Council's proposed solution is to expand the primary school with 4 additional classrooms to take the school from school from 1FE/210 to 1.5FE/330 providing 120 additional primary school places.</p> <p>The total cost of the project is currently is £2,590,000 (4Q16). Contributions are sought on the basis of £21,583 per place. Therefore a total contribution of £280,579 (£21583 x 13 places) is required.</p> <p>If the Gladman appeal is dismissed then this application should instead benefit from the existing capacity and as such no contributions would be necessary to make the development acceptable in planning terms.</p>
<b>Quantum</b>	Either £0 or £280,579
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	50% of the contribution upon commencement of development 50% payable prior to occupation of 36 dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	One at the time of planning committee

<b>Ref</b>	CCC3
<b>Type</b>	Secondary school
<b>Policy</b>	DP/4
<b>Required</b>	NO
<b>Detail</b>	Comberton Village College has sufficient capacity to accommodate the pupils arising from this development

<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 this development (71 x 2.22 (average household size) = approximately 157.5 new residents) will put pressure on the library and lifelong learning service in the village. Therefore a contribution is required.</p> <p>Caldecote is served by a mobile library situated at the No 113 Highfield Road. The County Council's 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 enhance the library stock by purchasing additional information and fiction books for adults, including large print books and story CDs, Children's story books, picture books and board books for babies and toddlers, as well books for teenagers.</p> <p>In order to do this, the County Council would require a developer contribution of £4.02 per head of population increase. This figure is based on the MLA Standard Charge Approach for public libraries</p>

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	(Public Libraries, Archives and New Development: A standard Charge Approach (Museums, Libraries and Archives Council, May 2010).  Contribution = 157.5 x £4.02 = £633.15
<b>Quantum</b>	£633.15
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	100% prior to occupation of 36 dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	NONE

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

<b>Ref</b>	CCC7
<b>Type</b>	Transport
<b>Policy</b>	TR/3
<b>Required</b>	YES
<b>Detail</b>	<p>The County Council require the developer to provide a 2.5m wide shared pedestrian/ cycle facility on the west side of Highfields Road from the junction of Bossert's Way with Highfields northwards to the junction of West Drive with Highfields – This will address the existing gap in cycling provision. This is to encourage residents from this development and existing residents in Highfields Caldecote to travel by cycle in place of the car and further improve access and the attractiveness of the route to the bus stops on St Neots Road and onwards to Cambridge.</p> <p>The applicant should install an additional 2 sheffield parking stands at the eastbound bus stop at the roundabout junction of St Neots Road with Highfields.</p> <p>A revised Residential Travel Plan Welcome Pack should be submitted to the County Council prior to occupation of the development.</p>
<b>Quantum</b>	
<b>Fixed / Tariff</b>	
<b>Trigger</b>	
<b>Officer agreed</b>	In part – see committee report for details
<b>Applicant agreed</b>	
<b>Number Pooled obligations</b>	None

<b>Ref</b>	CCC8
<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>

**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 Caldecote needed 2.75 ha but has 5.67 ha i.e. a surplus of 2.92 ha of Outdoor Sport Provision.</p> <p>This expanding village has been developed and now includes a recreation ground with a purpose built pavilion. A number of high quality pitches and a brand new pavilion have been provided. The village has 2 macadam tennis courts that are not floodlit and the Parish Council has provided an informal MUGA facility for teenagers. The play facilities are of a very good standard and provide for all age groups.</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>Although the village has the relevant level of physical sports space, the pavilion is not of sufficient size to accommodate the needs of residents and as such Caldecote Parish Council have identified the mitigation as being an extension to the pavilion and which will also provide a bigger community meeting room.</p> <p>The estimated cost associated with extending the pavilion is £250,000. A further £40,000 has been identified by the Parish Council to resurface the car park and driveway.</p> <p>The Parish Council would also intend using sports contributions to fund a new outdoor gym.</p> <p>The SPD also establishes the quantum of offsite financial contributions in the event that the full level of onsite open space is not being provided.</p> <p>Based on the submitted housing mix the total level contribution necessary is £74,321.35.</p>
<b>Quantum</b>	£74,321.35
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	To be paid prior to the occupations of 36 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>	The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Caldecote needed 1.38 ha

## Appendix 2

	<p>Children's Play Space whereas the village had 0.16 ha, i.e. a deficit of 1.22 ha of Children's Play Space.</p> <p>Caldecote Parish Plan (2010 – 2015) highlighted the need for recreational amenities for the older youths (over 12 yrs), specific mention was given to a skate-park and / or activity course.</p> <p>Based on the housing mix the development would be required to provide 577 m2 of formal play space and 577 m2 of informal play space.</p> <p>The open space in new developments SPD states that a LEAP serves an area of 450 metres distance (i.e. a 6 minute walk). The nearest play area to this site is around 250-450 metres away but crossing the busy Highfields Road.</p> <p>The site plan proposes a play area being installed on a central open space area albeit of 300 m2 (in accordance with the planning statement) and a 'trim trail' area is proposed being installed along the linear open space area to the West of the "gateway LAP". As such there appears to be a shortfall in formal play space provision and that the onsite open space caters only for an aged group of up to 8 year olds.</p> <p>In order to meet the needs of 8-14 year olds a contribution of £15,000 is required (in addition to the onsite play equipment) and which will be used to help fund any of the following:</p> <ul style="list-style-type: none"> <li>• BMX track</li> <li>• Skate park</li> <li>• Wifi enabled youth shelter</li> </ul>
<b>Quantum</b>	£15,000
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	To be paid prior to the occupations of 20 dwellings
	LEAP to be laid out prior to occupation of 36 dwellings or before occupation of any dwelling fronting LEAP (whichever is sooner)
<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 Caldecote needed 0.69 ha of informal open space and had 1.18 ha meaning a surplus of 0.49 ha.</p> <p>In accordance with policies SF/10 and SF/11 the applicant will be required to make provision of informal open space the location of which has been shown on submitted plans.</p>
<b>Quantum</b>	NONE
<b>Fixed / Tariff</b>	N/A
<b>Trigger</b>	To be laid out prior to occupation of 50% dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES

## Appendix 2

<b>Number Pooled obligations</b>	N/A
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<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 informal approach was considered and approved at the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.</p> <p>Based on the submitted housing mix an area of circa 18 m2 is required.</p> <p>Caldecote is served by Caldecote Village Hall which is a good quality facility built in 1998 as part of a wider residential development in the village, which has been well maintained and is in good order throughout. Features a separate meeting room, although storage space is limited. The facility shows evidence of good levels of usage.</p> <p>Caldecote Village Institute limited seeks to extend the hall and related service areas to cater for increased attendance / seated from 96 to circa 140. In so doing, this would include a stage and service/ meeting areas to allow larger provision of facilities including entertainment and drama facilities. This will create a fairly major undertaking. The extension will overall provide an extra 169 m2 of indoor meeting space. The project is anticipated to cost in the region of £265,000 and the Institute already has £100,000 to put towards this extension. With the money from this and any subsequent applications in the village the full works could be delivered addressing the deficiency in indoor community space provision. Plans and Budget Cost Proposals have been provided to Council officers.</p> <p>The contribution required as per the indoor community space policy is £33,741.92</p>
<b>Quantum</b>	£33,741.92
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	To be paid prior to the occupations of 36 dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	NONE



## Appendix 2

<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>	To monitor section 106 triggers in relation to onsite infrastructure
<b>Quantum</b>	£1,000
<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>	
<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>Here Caldecote Parish Council has given no indication of a desire to adopt the onsite open space and therefore a management company will be used.</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 170 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" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <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>Comberton Surgery (including its branch Little Eversden)</td> <td style="text-align: center;">9,226</td> <td style="text-align: center;">389.70</td> <td style="text-align: center;">5,683</td> <td style="text-align: center;">-242.94</td> </tr> <tr> <td>Bourn Surgery</td> <td style="text-align: center;">5,791</td> <td style="text-align: center;">294.90</td> <td style="text-align: center;">4,301</td> <td style="text-align: center;">-102.20</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: center;"><b>15,017</b></td> <td style="text-align: center;"><b>684.60</b></td> <td style="text-align: center;"><b>9,984</b></td> <td style="text-align: center;"><b>-345.14</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" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <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 style="text-align: center;">170</td> <td style="text-align: center;">11.66</td> <td style="text-align: center;">242.94</td> <td style="text-align: center;">£26,818</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: center;"><b>170</b></td> <td style="text-align: center;"><b>11.66</b></td> <td style="text-align: center;"><b>242.94</b></td> <td style="text-align: center;"><b>£26,818</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</p>				Premises	Weighted list size <sup>1</sup>	NIA (m2) <sup>2</sup>	Capacity <sup>3</sup>	Spare capacity (NIA m2) <sup>4</sup>	Comberton Surgery (including its branch Little Eversden)	9,226	389.70	5,683	-242.94	Bourn Surgery	5,791	294.90	4,301	-102.20	<b>Total</b>	<b>15,017</b>	<b>684.60</b>	<b>9,984</b>	<b>-345.14</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	170	11.66	242.94	£26,818	<b>Total</b>	<b>170</b>	<b>11.66</b>	<b>242.94</b>	<b>£26,818</b>
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## Appendix 2

	<p>the nearest whole number). Calculated using an average of 1.5 residents per extra care apartment.</p> <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 (£2,300/m<sup>2</sup>), rounded to nearest £100.</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 £26,818.</p> <p>Based on the recent Gladman appeal it is expected that NHS England would look to allocate this funding to the expansion of Little Eversden Surgery (which is a branch of Comberton Surgery)</p>
<b>Quantum</b>	£26,818
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	100% prior to occupation of 36 dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	None at the point of planning committee

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**Land r/o 18-28 Highfields Road, 18 , Highfields Road, Highfields Caldecote,  
CALDECOTE, CB23 7NX**

**Demolition of existing buildings, and erection of residential development to provide up to 71 dwellings including 28 affordable dwellings, with associated vehicle and pedestrian accesses and open space, and a car park for school/community use.**

### General

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
  
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - AA6205\_2000 Rev B Site Location Plan
  - AA6205\_2001 Topography
  - AA6205\_2003 Rev G Masterplan
  - AA6205\_2004 Rev C Roof Plan
  - AA6205\_2006 Typologies Diagram
  - AA6205\_2007 Tenure
  - AA6205\_2008 Building Heights Plan
  - AA6205\_2009 Refuse Strategy
  - AA6205\_2010 Car and Cycle Parking Strategy
  - AA6205\_2011 Movement Strategy
  - AA6205\_2012 Character and Outlook
  - AA6205\_2013 Back to Back Distances
  - AA6205\_2014 Rev B Open Space Diagram
  - AA6205\_2015 Lifetime Homes
  - AA6205\_2017 Rev A Public and Private Space Diagram
  - AA6205\_2018 Rev B Surface Water Drainage Strategy
  - AA6205\_2020 Existing Site Sections
  - AA6205\_2022 Rev B Street Elevations 1
  - AA6205\_2023 Rev B Street Elevations 2
  - AA6205\_2024 Rev B Street Elevations 3
  - AA6205\_2025 Rev B Street Elevations 4
  - AA6205\_2026 Rev B Street Elevations 5
  - AA6205\_2040 Rev C House Type Dartfield
  - AA6205\_2041 Rev B House Type Guydon
  - AA6205\_2042 Rev B House Type Herscott
  - AA6205\_2043 Rev B House Type Hurwick
  - AA6205\_2044 Rev C House Type Larfield
  - AA6205\_2045 Rev C House Type Lenham
  - AA6205\_2046 Rev B House Type Natlend
  - AA6205\_2047 Rev B House Type Notley
  - AA6205\_2048 Rev C House Type Osmore
  - AA6205\_2049 Rev B House Type Furwick
  - AA6205\_2055 Rev A Ancillary Buildings
  - AA6205\_2056 Rev A Single Garages
  - AA6205\_2057 Rev A Double Garages
  - AA6205\_2060 Rev A Block A General Arrangement Plans

AA6205\_2061 Rev B Block A Elevations  
AA6205\_2062 Rev A Block A Bin Cycle Store  
AA6205\_2065 Rev A Block B General Arrangements Plans  
AA6205\_2066 Rev B Block B Elevations  
151069 SK C 9000 Rev P3 Conceptual Drainage Layout  
L1042 - 2.1 – 1000 Rev P3 Landscape Masterplan  
L1042 - 2.1 – 1020 Rev P2 Tree Strategy  
L1042 - 2.1 – 1011 Rev P2 General Arrangements 1 of 3  
L1042 - 2.1 – 1012 Rev P3 General Arrangements 2 of 3  
L1042 - 2.1 – 1013 Rev P2 General Arrangements 3 of 3

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

3. No development shall take place above slab level, until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
4. The finished floor levels hereby permitted shall be carried out in full accordance with the approved plans 0039-C-SW-GA-301 T1, 0039-C-SW-GA-302 T1, 0039-C-SW-GA-303 T1 and 0039-C-SW-GA-304 T1.  
(Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007)  
(Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

### Landscaping and boundary treatment

5. Prior to the occupation of plots 1-15 and the proposed car parking areas, the treatment of the north-eastern shared boundaries with No.4-5 Orchid Fare and No.78 Clare Drive shall be submitted to and agreed in writing by the Local Planning Authority. The boundary treatment should be in the form of an acoustic fence to protect residential amenity from the car parking areas. Before the units and car parking areas are occupied the boundary treatment shall be implemented in accordance with the agreed details and shall thereafter be retained.  
(Reason – To mitigate the impact of the car parking areas on neighbouring residential amenity in accordance with DP/3 of the adopted Local Development Framework 2007.)
6. Apart from that mentioned in condition 5, all other boundary treatments shall be completed in accordance with drawing numbers L1042-2.1-1011-P2, L1042-2.1-1012-P3, L1042-1013-P2 before that 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.)

7. All hard landscape works shall be carried out in accordance with the approved details in plan L1042-2.1-1011-P2, L1042-2.1-1012-P3, L1042-2.1-1013-P2, L1042-2.1-1000-P3, L1042-2.1-1020-P2-TREE Strategy. 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.)
  
8. Prior to the occupation of the dwellings hereby permitted a detail-planting schedule (including the type of species, amount, and spacing) has been submitted to and approved in writing by the Local Planning Authority. 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.)

### Trees

9. The proposed development shall be carried out in accordance with the recommendations in the Tree Survery Report (dated October 2016) and plan Appendix\_3brevA by Arboricultural Consultants and protection measures left in place until practical completion of the development. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with 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.)

### Ecology

10. No development above groundlevel shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a

## Appendix 3

programme agreed in writing with the Local Planning Authority.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

11. The hedgerow on the eastern boundary of the site dividing the site from East Drive shall be retained except at the point of pedestrian access; and any trees or shrubs within it which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.  
(Reason - To protect the hedge which is of sufficient quality to warrant its retention and to safeguard biodiversity interests and the character of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
  
12. 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.)

### Highways, parking and footpath

13. The development hereby permitted shall not be occupied until vehicular and pedestrian visibility splays have been provided as shown in the Transport Assessment A01. The visibility splays shall be kept clear from obstruction over a height of 600mm and thereafter retained. (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
  
14. The development hereby permitted shall not be occupied until the site has been laid out for parking and turning as shown on drawing number AA6205/2010 Revision 0. The parking and turning areas shall thereafter be retained for such purposes. (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
  
15. The relevant dwellings on the development, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with AA6205/2010revA. (Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
  
16. Prior to the occupation of the last dwelling on the site, the improvement works to the footpath, crossing points and cycle parking stands as recommended in the 'Waterman Pedestrian Environment Review' and 'Cycle Parking Review' dated 15 December 2016 and shall be completed in accordance with a S.278



## Appendix 3

agreement with the Local Highways Authority. Any variations to the provision in the reports should be agreed in writing by the Local Planning Authority.

(Reason - In the interest of highway safety and to improve pedestrian access routes in accordance with Policy DP/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)

17. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i) Movements and control of muck away lorries (all loading and unloading 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. The development shall be carried out in accordance with the approved details.

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

### Drainage

18. Prior to the commencement of any development, a detailed scheme for the provision, implementation and long term maintenance plan of surface water drainage system (adopted or not adopted) based upon the agreed Flood Risk Assessment and Drainage Statement (dated 27 July 2016 version 1.1) and Plan AA6205/2018revB 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.)

19. 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.)

### Removal of permitted development

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the specified elevations of the dwellings on Plot 1-6 (north), 9-15 (north), 36 (west), 43 (north), 55 (west), 69 (west and east) at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
21. Apart from any top hung vent, the proposed first floor windows in the specified elevations of the dwellings on), 69 (west and east), hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter. (Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

### Enviromental Health

22. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
23. No development 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.)
24. 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

### Appendix 3

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.)

25. 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.)
26. The garage(s), hereby permitted, shall not be used as additional living accommodation and no trade or business shall be carried on therefrom.  
(Reason - To ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
27. No development including demolition or enabling works shall take place until a Site Waste Management Plan for the demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.  
(Reason - To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007 and Policy ENV7 of the Regional Spatial Strategy for the East of England 2008.)
28. No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. (Reason - To ensure an adequate water supply is available for emergency use.)
29. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details. (Reason - To 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.)

Archology

30. 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.)

### Renewable Energy

31. No dwellings shall occupied until the approved scheme for renewable energy provision and water conservation, in Energy Statement (July 2016) has been implemented in accordance with the agreed details. (Reason - To ensure an energy efficient and sustainable development in accordance with Policy NE/3 of the adopted Local Development Framework 2007.)

### Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated .....
2. Any materials brought onto site for the purpose of gardens or landscaping must be certified as clean and uncontaminated and the information provided to the Council.
3. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
4. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Local Highway Authority for such works.
5. Any culverting or works affecting the flow of a watercourse requires the prior written consent of the Lead Local Flood Authority (LLFA). The LLFA seeks to avoid culverting and its Consent for such works will not normally be granted except as a means of access.
6. The granting of planning approval must not be taken to imply that consent has been given in respect of the above. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
7. Construction or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer and passage through which water flows that do not form part of main rivers. Please note that the Council does not regulate ordinary watercourses in internal drainage board areas.



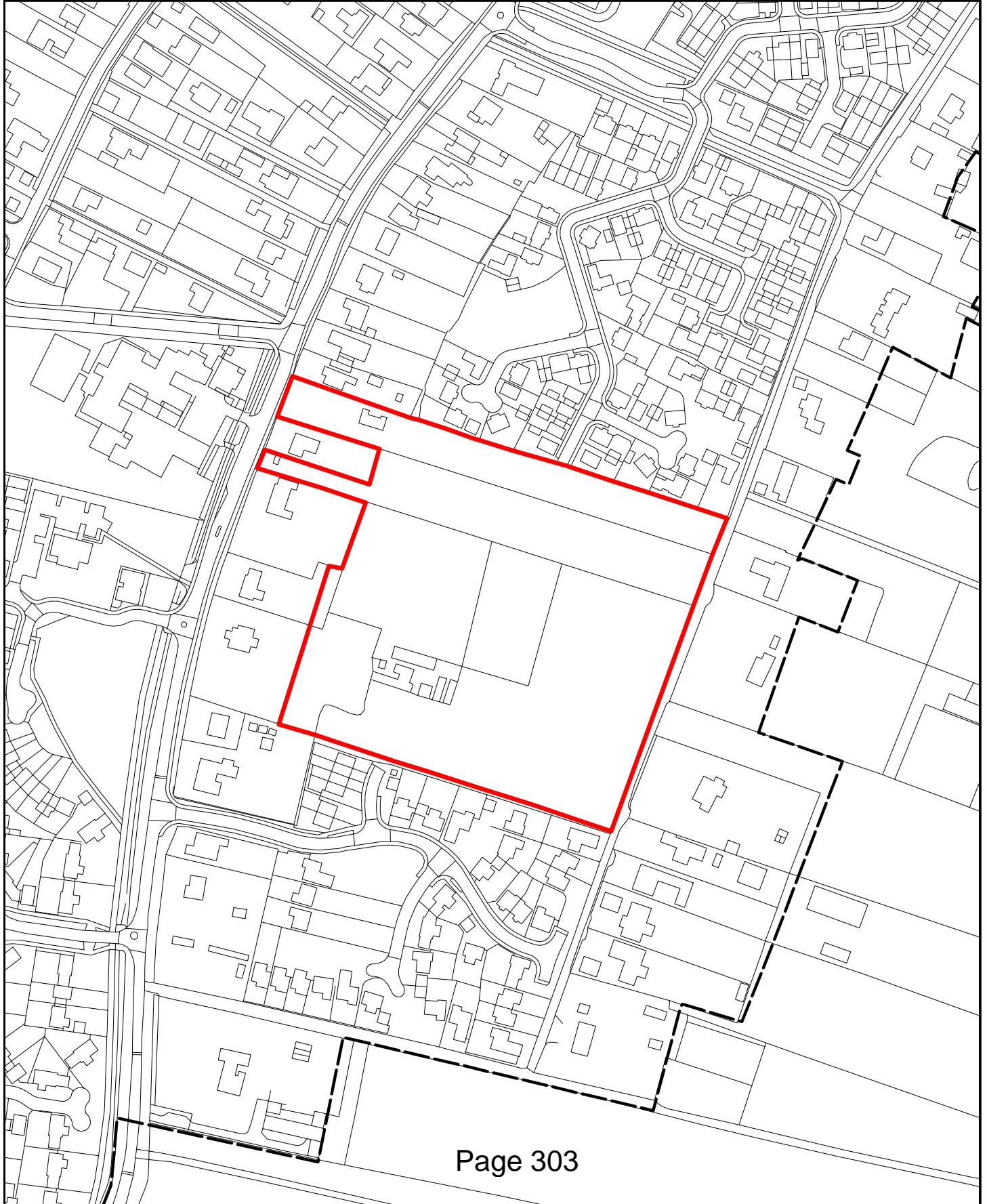
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# Agenda Item 11

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

10 May 2017

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

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**Application Number:** S/1017/17/FL

**Parish(es):** Cambourne

**Proposal:** Garage Door

**Site address:** 13 Woodpecker Way, Cambourne, Cambridge, Cambridgeshire, CB23 6GZ

**Applicant(s):** Miss Rebecca Ward

**Recommendation:** Approval

**Key material considerations:** Local Character, Residential Amenity and Parking Standards

**Committee Site Visit:** None

**Departure Application:** No

**Presenting Officer:** Will Tysterman, Planning Project Officer

**Application brought to Committee because:** The applicant is employed by South Cambridgeshire District Council.

**Date by which decision due:** 18 May 2017

### **Executive Summary**

1. The proposal seeks to add a garage door to an open car port. Officers consider the proposal would not have an adverse impact on the character of the area, would preserve the residential amenity of neighbouring properties and would not adversely affect parking provision.

### **Relevant Planning History**

2. S/6240/04/RM – 69 Dwellings - Approved

### **Planning Policies**

3. *National Planning Policy Framework (NPPF) 2012  
Planning Practice Guidance*
4. *South Cambridgeshire LDF Development Control Policies, adopted July 2007*  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria

DP/7 Development Framework

5. *South Cambridgeshire LDF Supplementary Planning Documents (SPD):*  
District Design Guide SPD – Adopted March 2010.
6. **Local Plan Proposed Submission – July 2013**  
S/7 – Development Frameworks  
HQ/1 – Design Principles  
TI/3 - Parking Provision

### **Consultation**

7. Cambourne Parish Council - Recommends Approval

### **Representations**

8. No representations were received in relation to this application.

### **Site and Proposal**

9. Number 13 Woodpecker Way, Cambourne is a two storey semi detached property. The site is located within the village framework of Cambourne and the proposal seeks to add a garage door to the open car carport to the rear of the property.
10. This requires planning permission because of condition 17 of planning consent S/6240/04/RM. The condition restricted any form of enclosure to the open elevations of the car ports without prior written approval of the Local Planning Authority. The reason for the condition was to ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers.

### **Planning Appraisal**

11. The main issues to consider in this instance are impact on the character and appearance of the area, neighbour amenity impact and parking standards.

### **Impact on character of the area**

12. There are similar examples of neighbouring properties which have added garage doors to car ports such as No. 7 and No 15 Woodpecker Way. The proposed door will be finished with white metal cladding which is similar to the car port door owned by No 15. Officers consider the proposal would not have an adverse impact on the character of the area and would be in keeping with the existing development. The proposal would therefore comply with Policy DP/2 (criterion f) of the Local Development Framework which requires that all new development be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportions, materials texture and colour in relation to the surrounding area.

### **Residential Amenity**

13. The proposal has been assessed with regards to overshadowing, overlooking and overbearing and it is considered the proposed scheme will not have a significant adverse impact on the amenity of neighbouring properties and will therefore be in accordance with Policy DP/3 of the South Cambridgeshire District Council Local Development Framework 2007.



### **Parking Provision**

14. Officers have assessed the impact of the proposal on parking provision. The site location plan (Drawing No RW03) shows there are 3 parking spaces under ownership of the property. The garage door would not alter these parking arrangements. The scheme would provide sufficient space for at least 2 off road parking spaces and therefore would be in accordance with policy TR/2 of the Local Development Framework and TI/3 of the South Cambridgeshire emerging Local Plan 2013.

### **Recommendation**

15. Officers recommend that the Committee approve the application, subject to:

### **Conditions**

16. **a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- b) The development hereby permitted shall be carried out in accordance with the following approved plans: RW01, RW02, RW03**  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

### **Background Papers:**

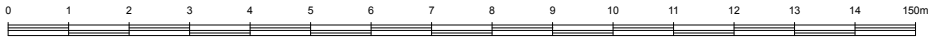
- The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.
- South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted July 2007)
  - Planning File Ref: S/1017/17/FL

### **Report Author:**

Will Tysterman  
Telephone Number:

Planning Project Officer  
01954 712933

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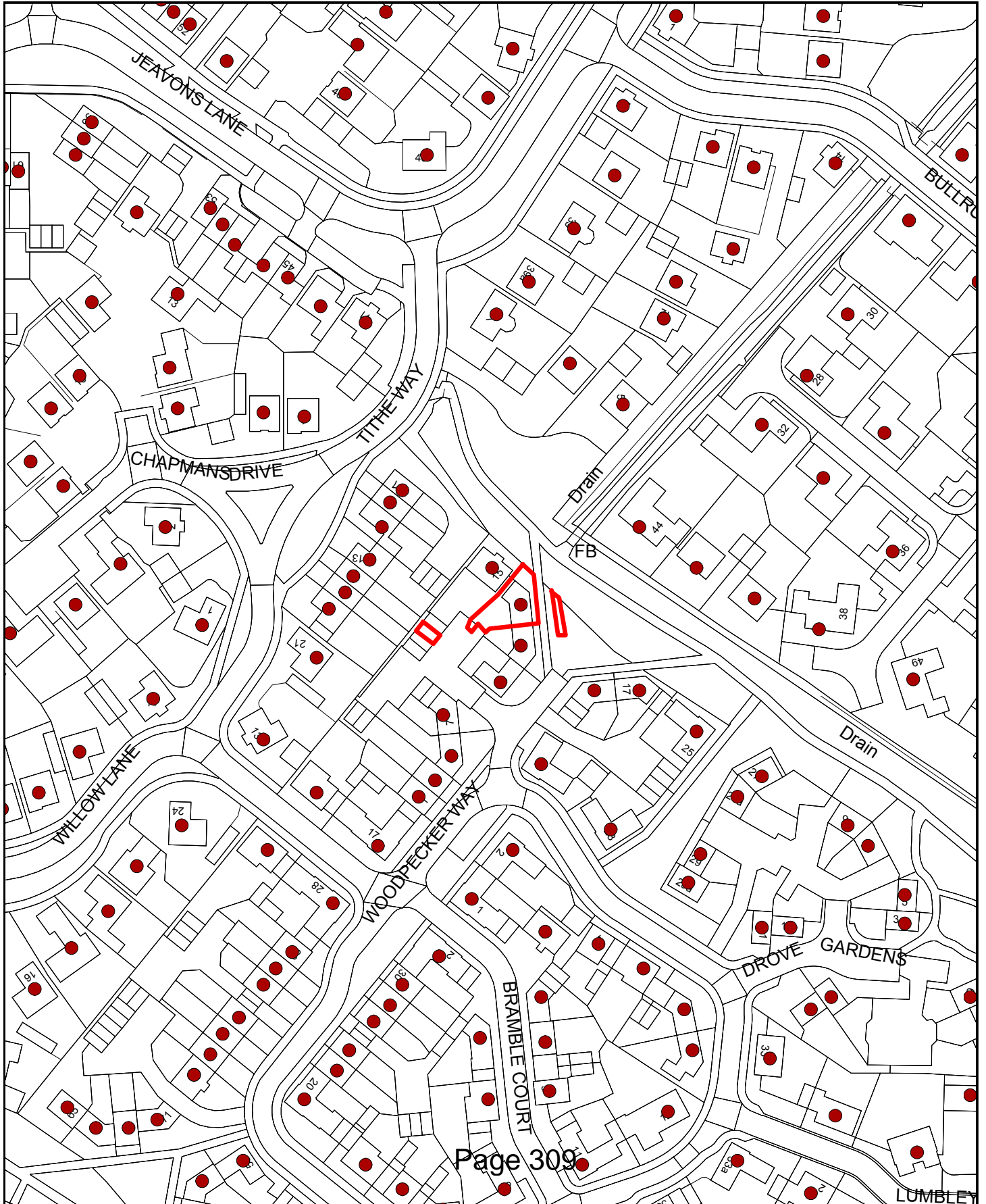
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# Agenda Item 12

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

10 May 2017

**AUTHOR/S:** Joint Director for Planning and Economic Development

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<b>Application Number:</b>	S/1523/17/PO
<b>Parish(es):</b>	Sawston
<b>Proposal:</b>	A Section 106A modification to the off-site affordable housing commuted sum associated with applications S/1786/12 and S/1783/12.
<b>Site address:</b>	Former John Faulkener School, Mill Lane
<b>Applicant(s):</b>	Hussan Fani Trustees and Mr & Mrs Hussan
<b>Recommendation:</b>	Delegated approval – subject to the expiry of the statutory consultation period.
<b>Key material considerations:</b>	Viability
<b>Committee Site Visit:</b>	None
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Julie Ayre, Team Leader East
<b>Application brought to Committee because:</b>	The application is of a type for which officers do not have delegated powers to determine
<b>Date by which decision due:</b>	

### Executive Summary

1. Planning application S/1786/12/FL and S/1783/12 were granted planning permission on the 14 June 2013, subject to a Section 106 for the erection of a dwelling following the demolition of an existing tool shed (S/1786/12/FL) and extensions, alterations and conversion of school buildings to six dwellings and erection of 3 dwellings with associated works following partial demolition of existing buildings (S/1783/12/FL).  
  
The works on site have started and several of the properties are now occupied.
- 2.
3. A Section 106 agreement was entered into on the 14 June 2013. This application before Members is to modify the affordable housing obligation only due to viability issues identified by the applicant and which have been subject to extensive discussions of application S/1786/12/FL and S/1783/12/FL.

### **Planning History**

4. S/2003/13/DC – Discharge of condition No. 3 (Materials), 5 (Landscaping) 14 (Traffic Management, 15 (Contamination) 17 (Ecology) 18 (Foul Drainage) 19 (Surface Water Drainage, 20 (Water Conservation) 21 (Renewable Energy) 22 (Schedule of works) associated with S/1783/12 - Granted
5. S/2366/13/DC – Discharge of condition No. 4 (Windows) of planning Consent S/1783/12 – Granted

### **Planning Policies**

6. National Planning Policy Framework (NPPF) 2012  
National Planning Practice Guidance
7. South Cambridgeshire LDF Development Control Policies Development Plan Document, adopted July 2007:  
HG/3 Affordable Housing  
DP/4 Infrastructure and New Developments
8. South Cambridgeshire Local Plan Proposed Submission July 2013  
H/9 Affordable Housing
9. Affordable Housing – Adopted March 2010

### **Consultation**

10. Sawston Parish Council -  
  
Housing Officer – Raises no objection to a 'Deed of Variation' for a revised obligation of £181,518.

### **Representations**

11. No representations

### **Planning Assessment**

12. 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.
13. However it is the case that, whilst the development has been implemented, there is a question whether the trigger(s) associated with Affordable Housing commuted sum have been reached.

### **Affordable Housing**

14. Policy 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.

15. Planning application S/1783/12/FL and S/1786/12/FL provide for a commuted sum in lieu of on site provision. This was agreed subject to 'Gross Development Value' and the commuted sum was in any event limited to a maximum sum of £407,034.00. incorporated into the section 106 dated 14 June 2012, in order to ensure compliance with policy HG/3.
16. 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.
17. Counsel's Advice has been sought in relation to this matter and a copy of that Advice is included as part of the confidential papers to this report.
18. A copy note from David Ousby from the Housing Department is attached commenting on the viability information. On balance officers are satisfied that there is sufficient viability information to be able to support a revised 'Deed of Variation'.

### **Recommendation**

19. Officers recommend that the Committee consider giving officers delegated authority, subject to: the end of the consultation period in relation to the Section 106A application to approved the application and to complete a 'Deed of Variation' requiring payment of the revised 'Affordable Housing' commuted sum of £181,518, such payment is to be made on completion of the 'Deed of Variation'.

### **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 Applications: S/1783/12/FL and S/1786/12/FL
- Documents referred to in the report including appendices on the website only and reports to previous meetings

### **Report Author:**

Julie Ayre  
Telephone Number:

Team Leader East  
01954 713313

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By virtue of paragraph(s) 5 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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## **John Falkner school viability assessment**

### **1. Documents reviewed**

- 1.1. S106 BA application 30/4/2016
- 1.2. Viability appraisal summary 11/12/2012
- 1.3. Viability appraisal summary 30/4/2016
- 1.4. S106A application April 2017

### **2. 2012 Appraisal**

- 2.1. The information provided by the applicant for the 2012 appraisal is less complete than the 2016 appraisal, however the following issues are noted:
- 2.2. Land Purchase price – a value of £603,605 has been used.
- 2.3. The residual value for this scheme when modelled using the V4.04 appraisal is -£522,990
- 2.4. The total build costs were estimated to be £2.5M, some £490,000 less than the out turn costs.
- 2.5. The developer's profit in the 2012 appraisal is £703,001

### **3. 2016 appraisal**

- 3.1. The appraisal using the HCA DAT V4.04 model and data supplied by the applicant
- 3.2. The out turn total build costs including fees are £3M, some £490,000 greater than anticipated in the 2012 appraisal.
- 3.3. The finance and acquisition costs are £275k, some £138K greater than anticipated at the outset, which may be consistent with the increase in build costs.
- 3.4. The appraisal using the V4.04 model gives a residual value of £2,362 and a developer's profit of £1,006,000.

### **4. Viability test**

- 4.1. The test for viability is that the evidence indicates that the current cost of building out the entire site (at today's prices) is at a level that would enable the developer to sell all the market units on the site (in today's market) at a rate of build out evidenced by the developer, and make a competitive return to a willing developer and a willing landowner.



- 4.2. The agreed land value in the original appraisal should be used, unless the site has been acquired since and evidence is provided of the purchase price. If there was no original appraisal the market value at the date of the original permission should be used.
- 4.3. In this case it is understood that the landowner is also the developer and has undertaken the project themselves whilst employing contractors to carry out the building work.
- 4.4. It is understood the scheme has been built out with 4 plots remaining to be sold as of the date of the DVS valuation (14 March 2016).
- 4.5. The GDV as stated in the DVS report is agreed by both parties to be £5,030,000

**5. S106A application April 2017**

- 5.1. The applicant's agent sets in a letter dated 9 February 2017 out a chronology, which includes this Officer's review of the above viability reports and valuation dated December 2016.
- 5.2. The letter concludes with an offer to make an affordable housing contribution of £181,518, equivalent to 60% of the increase in GDV less the increase in costs

**6. Conclusion**

- 6.1. Despite the scheme viability issues raised by the 2012 appraisal, which returned a residual value of -£522K, the scheme has been willingly developed out and is at or nearing practical completion of all units
- 6.2. The maximum Affordable Housing capital contribution limit has been met and the GDV has exceeded the expectations of the original appraisal
- 6.3. Build costs have also exceeded expectations, which has resulted in a residual value that falls below the site acquisition costs
- 6.4. In terms of viability, the residual value in the 2016 appraisal has improved to £2K, and the applicant has returned a greater profit from the scheme, although the scheme is still technically unviable in accordance with Para 173 of the NPPF.
- 6.5. Notwithstanding the commitments made in the S106 agreement, if the case were to be brought to an appeal, the applicant could have a strong argument on viability grounds for making an affordable housing contribution of no more than £181,518.



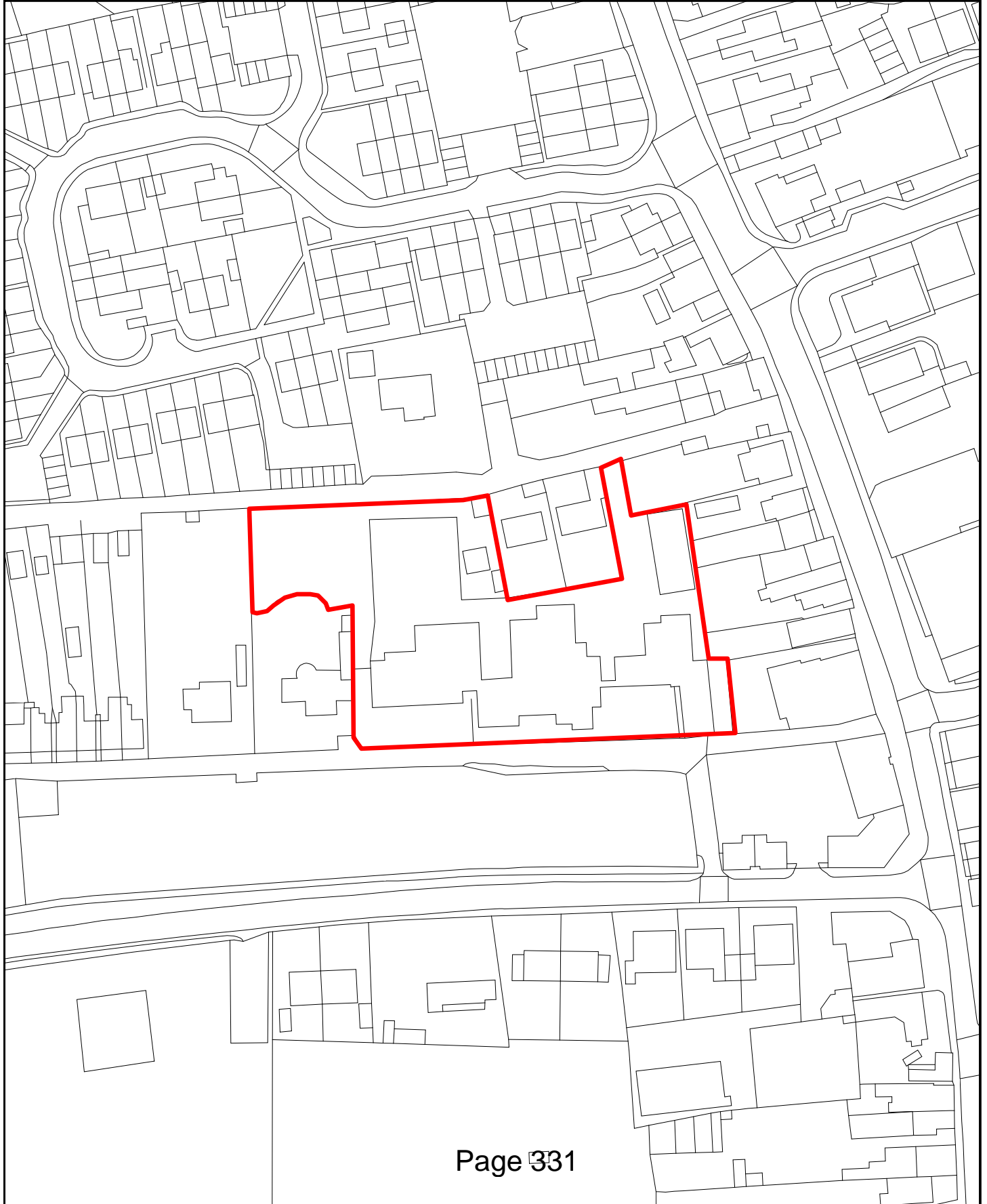
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# Agenda Item 13



**REPORT TO:** Planning Committee

10 May 2017

**LEAD OFFICER:** Joint Director for Planning and Economic Development

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## Enforcement Report

### Purpose

1. To inform Members about planning enforcement cases, as at 24 April 2017. Summaries of recent enforcement notices are also reported, for information.

### Executive Summary

2. There are currently 95 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

- (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. Currently waiting for revised documents to be submitted by latest 30<sup>th</sup> July 2017 and scheduled July 2017 Planning Committee at the earliest..

(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.



Three LDC's (Lawful Development Certificate) under planning references S/1739/16, S/1655/16 and S/1615/16 that were submitted have since been refused. A further application under planning reference S/0443/17/LD has been determined and was also refused. Prosecution proceedings have now been instigated for the non-compliance with the original enforcement notice. The hearing which had been set for 10am on 20 April 2017 at Cambridge Magistrate's Court had not been listed by the Court due to a computer error. Two further planning applications submitted by the land owner were not validated. The case has now been reset for 10am on 27 April 2017,

- (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. Appeal to be Written Reps.

- (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, Hearing has been set for October 2017.

- (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. Appeal to be Written Reps.

- (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. Appeal to be by Enquiry 19<sup>th</sup> & 20<sup>th</sup> September

2017

**Investigation summary**

- 6 Enforcement Investigations for March 2017 reflect a 7.7% increase when compared to the same period in 2016. Forty two (42) cases in total for the period.

**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:**

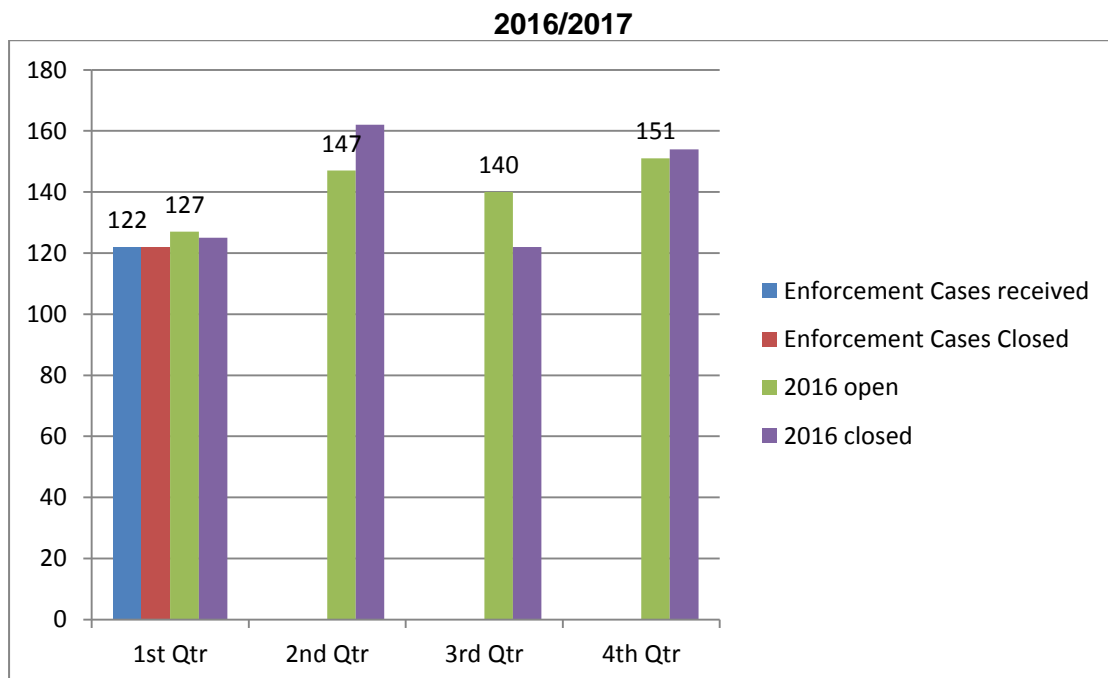
The following background papers were used in the preparation of this report:

- **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	45	46
March 2017	42	36
1 <sup>st</sup> Qtr. 2017	122	122
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
	March 2017	2017
Enforcement	1	6
Stop Notice	0	0
Temporary Stop Notice	0	2
Breach of Condition	0	0
S215 – Amenity Notice	1	1
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-036-14 Change of Use Storage of Motor Vehicles	Landbeach	Land to the north of Maryland's, Ely Road	Enforcement Notice
SCD-ENF-036-14 (A) Removal of lorry Trailer & Lorry- back & Misc. items	Landbeach	Land to the north of Maryland's, Ely Road	S215 Amenity Notice

**3. Case Information**

Twenty nine of the forty two cases opened during March were closed within the same period which represents a 69.0% closure rate.

A breakdown of the cases investigated during March 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.  
Five (5) cases were investigated

**Medium Priority** -Activities that cause harm (e.g. adverse affects on residential amenity and conservation areas, breaches of conditions)  
Thirty-six (36) 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 March period are broken down by case category as follows.**

Adverts	x 02
Amenity	x 00
Breach of Condition	x 15
Breach of Planning Control	x 00
Built in Accordance	x 04
Change of Use	x 06
Conservation	x 00
Listed Building	x 00
Other	x 02
Unauthorised Development	x 13
Permitted Development	x 00
<u>Total Cases reported</u>	<u>42</u>

# Agenda Item 14



**REPORT TO:** Planning Committee

10 May 2017

**LEAD OFFICER:** Joint Director for Planning and Economic Development

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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 28<sup>th</sup> April 2017 Summaries of recent decisions of importance are also reported, for information.

### **Statistical data**

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

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## Appendix 1

### Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
S/1611/16/FL	19 Westfield, Willingham	Two semi-detached dwellings	Dismissed	28/3/18	Delegated refusal
S/2037/16/OL	Land r/o 160 Histon Rd, Cottenham	Outline planning permission for the erection of a dwelling garage with some matters reserved except for access	Dismissed	30/03/17	Delegated refusal
S/0582/16/FL	The Annexe, 11A Church Close, Cottenham	Creation of independent dwelling.	Allowed	31/03/2017	Delegated Refusal
1723/16/FL	Unit F, Broad Lane Industrial Estate, Broad Lane, Cottenham	Demolition of B8 Industrial Units & Erection of 9 Residential Dwellings	Dismissed	11/04/17	Delegated Refusal

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Appeals Received

Reference	Address	Details	Date Appeal lodged
S/2999/16/FL	Land to the West, Desmonds Close, Hauxton	Residential Development Comprising 5 Open Market Dwellings and Associated Garden Land, Road Infrastructure, Landscaping and New Access from Desmonds Close following Demolition of Existing Agricultural Buildings	23/03/17
S/2764/16/OL	Land off Grafton Drive, Caldecote, CB23 7UE	Outline planning permission for the residential development of up to 58 dwellings with associated infrastructure, landscaping, and public open space. All matters reserved except for access.	27/03/2017
S/0487/16/FL	Land adj Spring House, Church Lane, Sawston	Proposed erection of detached dwelling	03/04/2017
S/2943/16/OL	Land at, 41, St Neots Road, Hardwick, Cambridge	Outline planning permission for one dwelling with all matters reserved except access	06/03/2017
S/0534/12/VC	Wm Morrison Supermarkets Plc, Broad Street, Gt Cambourne	Variation of Condition 1 of S/6133/01/RM (food store, settlement centre and settlement centre car park) to increase the limit of maximum net sales	07/10/2016

## Appendix 2

		area within the food store from 2,800m <sup>2</sup> to 3,200m <sup>2</sup> .	
S/3396/16/RM	8 , Greenacres, Duxford, Cambs, CB22 4RB	Application for approval of reserved matters (appearance, landscaping, layout and scale) for the development of up to 35 dwellings following outline planning permission S/0276/15/OL	21-Apr-2017
S/1576/16/FL	90 High Street, Girton	Erect a shed (retrospective application)	25/4/17

## 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	19/09/2017 (4 days) Confirmed
ENF/0012/17	Mr Thomas Buckley	The Oaks, Meadow Road, Willingham	Enforcement Notice	19/09/2017 & 20/09/2017 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	27/06/2017 Confirmed
S/0851/16/FL	Mr Mark Kingston	Hallmark Hotel, Land South side of Huntingdon Road, Bar Hill	Planning Decision	09/05/2017 Confirmed

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