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1 August 2017

To: Chairman – Councillor Pippa Corney
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Aidan Van de Weyer
(substitute for John Batchelor), Brian Burling, Kevin Cuffley, Philippa Hart,
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, 9 AUGUST 2017** at **9.30 a.m.**

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

Yours faithfully
Beverly Agass
Chief Executive

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AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

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

PROCEDURAL ITEMS

1. Apologies

To receive apologies for absence from committee members.

2. Declarations of Interest

1. Disclosable pecuniary interests ("DPI")

A DPI is where a committee member or his/her spouse or

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

2. Non-disclosable pecuniary interests

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

3. Non-pecuniary interests

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

3. Minutes of Previous Meeting

At the time of publishing this agenda, the meeting on 2 August 2017 had not taken place. The minutes of the meetings held on 2 August 2017 and 9 August 2017 will be presented to the next scheduled meeting on 6 September 2017.

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'.

- | | | |
|-----------|---|------------------|
| 4. | S/2876/16/OL - Cottenham (Land north east of Rampton Road) | 1 - 102 |
| | Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved | |
| 5. | S/2413/17/OL - Cottenham (Land off Rampton Road) | 103 - 154 |
| | Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses | |
| | Appendix 3 (Heads of Terms) will follow as a Supplement. | |
| 6. | S/1606/16/OL - Cottenham(Land at Oakington Road) | 155 - 266 |
| | 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) | |
| 7. | S/0202/17/OL - Fulbourn (Land at Teversham Road) | 267 - 312 |

Outline application including consideration of access points, for high quality residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works

8. **S/0670/17/OL - Fulbourn (Ida Darwin Hospital, Fulbourn Old Drift)** 313 - 358

Outline planning application for up to 203 dwellings including affordable housing and land for community provision with access and associated works, open space and landscaping, following the demolition of existing buildings on site.

9. **S/1124/17/OL - Meldreth (Land Rear of No 79 High Street)** 359 - 394

Erection of 18 dwellings (including affordable) with all matters reserved except for access

10. **S/1524/16/OL - Hardwick (Land West of Casa De Foseta, St Neots Road)** 395 - 416

Outline planning permission for the erection of 6 dwellings (self build) including access

11. **S/2177/16/FL - Waterbeach (Land off Gibson Close)** 417 - 456

Erection of 20 dwellings including affordable dwellings, a local play area, internal roads, associated alterations to highway and pedestrian access, and modifications to junction arrangements

12. **S/0055/17/FL - Waterbeach (Warden Unit, Chittering Park, Ely Road)** 457 - 476

Erection of a warden/manager dwelling (to replace the residential mobile home warden accommodation)

13. **S/1782/17/PO - Waterbeach (Land North of, Bannold Road (Drovers Way)** 477 - 482

Discharge of Planning obligations

MONITORING REPORTS

14. **Enforcement Report** 483 - 492

15. **Appeals against Planning Decisions and Enforcement Action** 493 - 506

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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EXCLUSION OF PRESS AND PUBLIC

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

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

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

Notes

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

Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/2876/16/OL

Parish(es): Cottenham

Proposal: Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved

Site address: Land north east of Rampton Road

Applicant(s): Cambridgeshire County Council

Recommendation: Delegated Approval subject to the completion of a Section 106 agreement

Key material considerations: Housing Land Supply
Principle of Development
Local Green Space
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

Committee Site Visit: Yes

Departure Application: Yes – Advertised 8 November 2016, Advertised Affecting the Setting of a Listed Building 1 March 2017.

Presenting Officer: Karen Pell-Coggins, 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: 31 August 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 in this location 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.
2. Given that the Council cannot demonstrate currently a five year housing land supply, its “housing supply policies” remain out of date (albeit “housing supply policies” do not now include policies ST/5, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court in the *Hopkins Homes* appeal, para. 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, “unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...”.
3. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/5, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh” the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court.
4. The benefits from the development are set out below: -
 - i) The provision of up to 154 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 including children’s play space within the development.
 - iv) Developer contributions towards traffic schemes, education, sport space, open space, community facilities, community transport and burial grounds.
 - v) Employment during construction to benefit the local economy.
 - vi) Greater use of local services and facilities to contribute to the local economy.
5. These benefits must be weighed against the following adverse impacts of the development: -
 - i) Location outside village framework and the objectives of policies DP/1(a) and DP/7.
 - ii) Scale of development and the objectives of policy ST/5
6. 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.
7. 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, improvements to pedestrian and cycling facilities of Rampton Road between the northern site entrance and south of Oakington Road, widening of the footway on the east side of the B1049 within the 30 mph zone between the junction of

Dunstal Field and Appletree Close, a contribution of £27,000 towards the installation of Real Time Passenger Information at the Lambs Lane bus stop, the installation of a shelter at the Lambs Lane bus stop, a contribution of £7,000 towards the maintenance of a bus stop shelter, the installation of cycle parking within the village, a contribution of £6,283 towards a local highway improvement scheme at The Green junction in Histon, a contribution of £6,000 towards a local highway improvement scheme at the junction of Water Lane and Oakington Road in Oakington; and a travel plan.

8. The impact upon the landscape setting of the village can be addressed through a landscaped area around the northern access point to the site and a network of green infrastructure throughout the site as well as the dwellings being located on lower ground adjacent the woodland.
9. The impact upon local infrastructure can be addressed through developer contributions towards education, health, community facilities, community transport and open space.
10. The development would also have an impact upon the listed buildings 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.
11. In this case, the adverse impacts of this development in terms of the impacts upon the landscape, highway safety and heritage assets that can be mitigated are not considered to significantly and demonstrably outweigh the benefits of the provision of a significant housing scheme, when assessed against the policies in the NPPF taken as a whole. On balance, planning permission should therefore be approved.

Planning History

12. *Site*
S/2828/16/E1- Request for Screening Opinion – EIA not required
S/2283/02/F – Extension to Recreation Ground - Approved
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/1606/16/OL - Outline planning permission for the erection of up to 126 dwellings,

formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access) at Land at Oakington Road - Pending Decision

Environmental Impact Assessment

14. The application does not fall under Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and would exceed the criteria of 150 dwellings set out in section 10b of Schedule 2 of the regulations. However, the development is not considered to result in significant environmental impacts individually or cumulatively with other developments in the village that require the submission of an Environmental Impact Assessment.

National Guidance

15. National Planning Policy Framework 2012
National Planning Practice Guidance

Development Plan Policies

16. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres
17. **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/14 Lighting Proposals
NE/15 Noise Pollution
NE/16 Emissions
NE/17 Protecting High Quality Agricultural Land
SF/9 Protection of Existing Recreation 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
TR/3 Mitigating Travel Impact
18. **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

19. **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/12 Local Green Space
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/9 Protection of Existing Recreation Areas, Allotments and Community Orchards
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

Consultation

20. **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) Cumulative developments in village.
x) Pressure for expansion of primary school.
xi) Damaging effect upon recreation ground.
21. **Oakington Parish Council** - Objects to this application on the basis that is likely to increase traffic volumes coming through Oakington & Westwick and there will be a likelihood of increased parking on roads and footways near the Oakington Busway stop. (An existing issue due to lack of a car park at this stop). If the Council is minded

to approve the application, the PC requests that a traffic mitigation measure is considered in the form of improvements to the cycling facilities between Oakington & Cottenham.

22. **Landscape Design Officer** – Has no objections to the principle of development on the site.

The proposed development site is to the north west of Cottenham, north of Rampton Road. It is set in open agricultural land surrounding Rampthill Farm. It lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area, but is more heavily influenced by the wide, open fen landscape character to the north and west.

An large area of maturing community woodland – Les King Wood - and the Catchwater Drain lie immediately to the north west. Apart from some boundary tree planting at the edge of Cottenham, the hedging fronting Rampton Road, and around Rampthill Farm the site is open with few trees.

Development of this scale would represent a substantial addition to Cottenham. The site is in an elevated position and falls approximately 5 metres to the Catchwater Drain from relatively high land at the edge of the village. There are long views to and from the site over the flat fen landscape to the north and west. Development would form a new skyline when approached from the west, and would place pressure physically and visually onto the nearby community woodland. Landscape and visual impacts likely to be significant.

Despite its position at the edge of Cottenham, the site feels remote and rural, and does not relate well to the built up part of the village, partly due Rampthill Farm and the adjacent school playing fields separating the site from the village edge.

The proposed development would relate better to the village edge, and would connect better with the landscape if the area to the south and east of Rampthill farm – marked as ‘relocated playing fields’ on the Illustrative Masterplan - was built out and a wide swathe of green space and playing fields retained to the north and east of the site.

In addition, pull the built development back an additional 50 metres from Rampton Road, to the north of Rampthill farm, (forming an entrance green) and relocate dwellings to the south of the Farm.

23. **Trees and Landscapes Officer** – Has no objections. Recommends conditions in relation to an updated arboricultural impact assessment and tree protection strategy together with its implementation prior to the commencement of the development and any site preparation and delivery of materials.

24. **Urban Design Officer** – Has some concerns in relation to position of the southern access, the loss of hedgerows along the site frontage and the distribution of uses.

25. **Ecology Officer** – Has no objections. Comments that due to the village edge location and informal paths through the woodland along the northern boundary, that there are unlikely to be significant populations of farmland birds using the site. As approximately seven hectares of woodland and grassland habitat will be retained, in principle, edge habitats can be retained and recreated, improving boundary habitats adjacent to surrounding farmland. Therefore, seasonal timing of site clearance/pre-works surveys to avoid impacting on nesting birds will also need to include arable habitats. Habitat creation will also need to provide significant benefits for birds of conservation concern, including for example, double/triple planted hedgerows and undisturbed areas of habitat with limited public access.

The illustrative masterplan submitted with the application does not show any likely impacts to the Catch Water Drain along the northern boundary. Therefore, further surveys for water voles and otters are not considered to be required at this stage, although if impacts are likely based on detailed design, a survey would be required to inform the Reserved Matters application.

The willow tree with moderate bat potential is outside of the red line boundary and is highly unlikely to be impacted as a result of the application. Therefore, further bat surveys are not required.

Great crested newt and reptiles are relatively unlikely to be present and impacted but that a Precautionary Working Methodology would need to be provided with any reserved matters application to demonstrate compliance with UK and EU legislation.

Approximately 575m of hedgerow will be removed, including some sections of species-rich hedgerow. As this habitat is a Priority Habitat (Section 41/Biodiversity Action Plan), loss without compensation would result in a significant net loss of biodiversity and would not meet the NPPF and local planning policy including Local Development Framework policy NE/6. However, in principle, at least this length of native, species-rich hedgerow could be created within the scheme. Compensatory planting would need to be clearly demonstrated within the Landscape Design at Reserved Matters stage; otherwise, the scheme will not meet planning policy. Hedgerows will need to be retained or planted outside of garden curtilages to ensure that they are protected in the long-term.

The retention of the woodland and north boundary ditch are welcomed. A Construction Environmental Management Plan (CEMP) will need to be submitted to ensure that these and other retained habitats are protected during works. These habitats will need managed to benefit wildlife post-construction which could be secured through a Section 106 agreement.

The ecological enhancement recommendations provided in the Phase 1 Habitat Survey report (Section 5.13 to 5.22) include hedgerow and species-rich grassland planting and creation of attenuation ponds which are also designed to provide biodiversity benefit. These measures are welcomed and should result in net biodiversity gain. Further details would be required at Reserved Matters stage.

An Ecological Management Plan will need to be provided detailing how these habitats will be enhanced/creation and managed in the long-term. This will also need to include a specification and location plan for in-built bird and bat boxes and connectivity measures for hedgehog.

26. **Historic Buildings 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 20th 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 proposal will retain the existing footpath and a strip of the later 20th 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.

In principle, the proposed works are acceptable. The works principally affect the road layout dating to the later 20th 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. 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.

As a note of explanation, the 'neutral impact' referred to is the assessed impact on the setting of the building only, not considering impact on fabric. This is an assessment of setting *as it contributes to the significance of the listed building*. As outlined in Historic England guidance:

"Setting is not a heritage asset, nor a heritage designation... Its importance lies in what it contributes to the significance of the heritage asset."

A range of values contribute to the 'significance' of a heritage asset, including *aesthetic, evidential, historic, and communal*. The contribution of the setting to the *significance* of the listed building is what must be considered. As outlined, this is limited to a) the roadside junction location of the building, and b) views towards the building. The contribution to significance has been minimised over time through the residential and highways development within the junction area. The current proposal will alter elements of the setting which have already seen alteration. It will not affect the setting of the building *as it contributes to its significance*. Therefore 'neutral impact' is assessed to the setting as it contributes to significance. The potential harm to the listed building is to its fabric.

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 prepared by The Environment Partnership meets the requirements of paragraph 128 of the NPPF for the applicant to provide an assessment of affected heritage assets.

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 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 or may offer the opportunity for improved drainage. Similarly, increased traffic may exacerbate the existing problem. 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. The proposals for the junction will not directly harm the listed 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 20th 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 20th 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.

While we unfortunately cannot take into account impact on residents, we are aware of the harm that the proposals may cause or exacerbate to three properties within the listed building, as set out in the report. The impact of increased water and vibration damage will influence details to be determined at Reserved Matters such as drainage and speed bumps. Conservation and Highways will work together with the applicant to ensure harm is mitigated or minimised. We will also work together to ensure signage and other street furniture does not negatively impact views of the building.

As details regarding speed bumps, drainage, signage, bollards, and vibration investigation or monitoring are more appropriately resolved at Reserved Matters, there is sufficient information to enable the balancing exercise under NPPF paragraph 134 for this outline application. NPPF Paragraph 134 directs the decision takers to balance harm against public benefits. The public benefits of the scheme have significant weight and would outweigh a high level of less than substantial harm. It should be emphasised that the proposal has the potential to affect three units only, and will exacerbate existing issues rather than causing them. There is potential to mitigate the harm. Therefore it must be concluded that the less than substantial harm is outweighed by the public benefits, and conservation grounds cannot form a reason for refusal which stands up to policy.

27. **Environmental Health Officer** – Has no objections in principle subject to conditions in relation to construction noise/vibration and dust, noise insulation and mitigation schemes for traffic from Rampton Road and the recreation area, an artificial lighting scheme and renewable technology provision.

28. **Contaminated Land Officer** – Comments that site is predominantly agricultural with a mixed use in places. The proposed use of residential is more sensitive, as has been identified in the submitted Phase 1 report. The report proposes a Phase 2 contaminated land investigation and this approach is agreed. Recommends a condition to be attached to any consent for detailed investigation into contamination and remediation methods.
29. **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 154 dwellings, therefore 62 would need to be affordable. The tenure mix for affordable housing in South Cambridgeshire District is 70% affordable rented and 30% intermediate housing. As at May 2016 there were a total of 1689 applicants registered on the housing register for South Cambridgeshire and 855 help to buy applicants. There are 70 people in need in Cottenham with a local connection. In Major Developments, Rural Centres and Minor Rural Centres the type (house, flat, bungalow) and size (bedrooms) of affordable housing will be based on the need across the district as a whole. However with 5 Year Land Supply sites such as this, there is also a requirement to address local housing need. As a starting point for discussions on the requirement for a local connection criteria on 5 year land supply sites, the first 8 affordable homes on each 5 year land supply site will be occupied by those with a local connection, the occupation of any additional affordable homes thereafter will be split 50/50 between local connection and on a Districtwide basis. If there are no households in the local community in housing need at the stage of letting or selling a property and a local connection applies, it will be made available to other households in need on a cascade basis looking next at adjoining parishes and then to need in the wider district in accordance with the normal lettings policy for affordable housing. The number of homes identified for local people within a scheme will always remain for those with a local connection when properties become available to re-let. In all cases the internal floor areas for the affordable housing should be required to meet the Nationally Described Space Standards¹ to ensure they meet the space standards required by a Registered Provider. Across the district there is a requirement for 5% of all affordable housing to be lifetime homes.
30. **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.
31. **Local Highways Authority** – Requires conditions for the provision of a footway/cycleway along the northern side of Rampton Road from the sites furthest access point to the junction with Lambs Lane within the public highway, the provision of 2 metres x 2 metres visibility splays for the driveways of the new dwellings that access directly on to the public highway, the access to be constructed so that it falls and levels are such that no surface water drains across or on to the public highway, that the accesses are constructed with bound material to prevent debris from spreading on to the public highway and a traffic management plan during construction. Requests an informative with regards to works to the public highway. Comments that the pedestrian/ cycle link to Lambs Lane may not be deliverable and that the re-location of the speed limit is not required to make the development acceptable in planning terms.
32. **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/1606/16/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 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 pedestrian and cycling facilities of Rampton Road between the site and south of Oakington Road, widening of the footway on the east side of the B1049 within the 30 mph zone between the junction of Dunstal Field and Appletree Close, a contribution of £27,000 towards the installation of Real Time Passenger Information at the Lambs Lane bus stop, the installation of a shelter at the Lambs Lane bus stop, a contribution of £7,000 towards the maintenance of the Lambs Lane bus stop shelter, the installation of cycle parking within the village, a contribution of £6,283 towards a local highway improvement scheme at The Green junction in Histon, a contribution of £6,000 towards a local highway improvement scheme at the junction of Water Lane and Oakington Road in Oakington; and a travel plan.

33. **Cambridgeshire County Council Historic Environment Team** – Has no objections as amended to development proceeding subject to a condition to secure a written scheme of investigation. Comments that a field evaluation has been carried out within 2/3 of the development area (the remainder is proposed for recreation use) in December 2016. The archaeological evidence shows that an enclosed Roman farm is located on the site that was partially examined by the evaluation trenches. An area of higher density features on the north eastern part of the site apparent in the geophysical survey were not able to be examined. However, the trench based work was useful to demonstrate that there was an usually fairly tight correlation between geophysical anomalies and the physical remains evident in the trenches. From this it can be assumed that the same be true for the unevaluated area wherein the remains of the enclosed farm and outlying possibly associated features exist across the remainder of the field save for the north east corner. High status evidence was not found in the examined area nor were sufficient numbers of ceramic or other building materials recovered that would point to a formal building but such remains may be present in the area of denser archaeology.
34. **Cambridgeshire County Council Flood and Water Team** – Has no objections in principle. Should infiltration testing show that soakaways are not feasible, the applicant proposes to discharge directly into the Catchwater Drain to the north of the site. Following consultation with the Internal Drainage Board, the applicant proposes to restrict flows to 1.1 l/s/ha for all storm events which will provide betterment when compared to the pre-developed site. Conditions are recommended in relation to a detailed surface water drainage scheme based upon the sustainable drainage principles in the agreed Flood Risk Assessment and Drainage Management Strategy by Betts Hydro Consulting Engineers (ref.HYD121_RAMPTON ROAD_FRA&&DMS rev. 1.1) dated August 2016 and maintenance of the surface water drainage system.
35. **Old West Internal Drainage Board** – Comments that the development is adjacent to the Board's Catchwater Drain and it is pleased to see that its comments have been included within the Flood Risk Assessment. It is vital that these are included in the final surface water design of the site that will need consent from the Board. Any works within 9 metres of the drain will also require consent from the Board.

36. **Environment Agency** – Has no objections in principle subject to a condition in relation to the implementation of the surface water drainage strategy. Requests informatives with regards to surface water drainage, foul water drainage and pollution prevention.
37. **Anglian Water** – Has no objections. Comments that the foul drainage is in the catchment of Cambridge Water Recycling Centre that will have available capacity for these flows. Requests a condition covering the foul drainage strategy to ensure no unacceptable risk of flooding downstream. The proposed methods of surface water disposal do not relate to Anglian 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.
38. **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.
39. **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 along with an adjoining one class early years facility. The cost would need to be apportioned to the cumulative developments in the village and would be £220,000 for early years and £772,000 for primary education. There is adequate secondary school provision.
40. **Cambridgeshire County Council Libraries Team** – Comments that the development along with other developments in the area would put severe pressure on the library and life long learning service in the village. Therefore, a contribution of £23,107.70 is required 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. There have not been 5 contributions pooled towards this project.
41. **NHS England** – Comments that the proposed development in addition to existing developments is likely to have an impact on the services of 1 main GP practice 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 370 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 Branch Surgery, Telegraph Street, Cottenham (including its main Firs House); 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 £58,351. This sum should be secured through a planning obligation linked to any grant of planning permission.
42. **Cambridgeshire Fire and Rescue Service** – Requires adequate provision for fire hydrants through a condition of any consent.
43. **Sport England** – Supports the proposal and comments that although the recreation

ground extension would be lost as part of the development, it will be replaced by playing field provision of equivalent quantity and in a better location with regard to existing facilities. Recommends a condition to ensure that the replacement land is of an acceptable standard and suitable as a sports playing field.

44. **Crime Prevention Design Officer** – Has no comments at this stage.
45. **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.
46. **Ramblers** – Comments that although no public right of way would be affected by the scheme, the development should not directly impact upon Les King Wood and the permissive paths in the woodland.
47. **Cottenham Village Design Group** – Has not responded.
48. **Campaign for the Protection of Rural England** – Objects to the application on the grounds that the lack of a 5 year housing land supply is being addressed through the Local Plan, due weight should be given to the merging Local Plan which is at an advanced stage, the forthcoming housing at Northstowe is capable of fulfilling the need for housing in the next few years before the Local Plan is adopted, the site is outside the village framework and would break into open countryside and lead to the loss of agricultural land and Cottenham has experienced a lot of growth in the last few years and accepted its share of housing deemed to be required in the district.

Representations

49. 19 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) Outside village framework and encroachment into the countryside and impact upon rural character and pattern of the development in the village.
 - iv) Distance from centre of village services and facilities and lack of bus stops near site.
 - v) Flood risk.
 - vi) Impact upon heritage assets from works for new roundabout and traffic.
 - vii) Neighbour amenity – safety, noise, pollution, privacy and light/overshadowing.
 - viii) Lack of parking in village to accommodate new residents.
 - ix) Impact upon wildlife.
 - x) Cumulative impact of other developments in village.
 - xi) Need for affordable housing- small houses and bungalows.
 - xii) Foul drainage issues in area.
 - xiii) Need for the development.
 - xiv) Loss of agricultural land.
 - xv) Better brownfield sites available.
 - xvi) Lack of visibility from driveways to widened footway/cycleway.
 - xvii) Inadequate documents.
 - xviii) Lack of consultation.
 - xix) Scale of development.
 - xx) Wildlife impact.

- xxi) Loss of recreation land.
- xxii) Impact upon foundations of dwellings.
- xxiii) Precedent for future development that would reduce space between villages.

50. A letter has been received from The Almshouse Association that has concerns in relation to the damage that would be caused to the listed buildings as a result of the additional traffic generated from the development. The buildings have minimal foundations and are showing fractured brickwork as well as detached drip mouldings around the windows. The installation of a larger roundabout and speed cushions would move traffic closer to the listed buildings that will have a detrimental effect on through increased noise and vibration. There is also concern in relation to the social impact through safety to existing residents and ability to attract new residents.

Site and Surroundings

51. The site is located outside the Cottenham village framework and in the countryside. It measures 16.9 hectares in area and currently comprises part of the existing village recreation ground, part of an arable field and an area of woodland. The land falls to the north. A sporadic hedge runs along the south western boundary with Rampton Road. There are hedges and trees along the north eastern and south eastern boundaries. Les King Wood forms the north eastern boundary. The Catchwater Drain runs to the north west with open agricultural land beyond. Open grassland and the recreation ground lay to the north east. The recreation ground and allotments lay to the south east with the primary school beyond. Rampthill Farm and residential development lay to the south east. The site is situated mainly within Flood Zone 1 (low risk) with a very small section along the northern boundary within Flood Zone 3 (high risk).

Proposal

52. The proposal as amended seeks outline planning permission for a residential development of up to 154 residential dwellings. Access forms part of the application with all other matters reserved for later approval. The development also includes relocated recreation provision.
53. There would be two main access points to the site from Rampton Road. The development would include 40% affordable housing (62 dwellings), public open space and children's playspace, surface water flood mitigation and attenuation and landscaping.

Planning Assessment

54. 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

55. 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.

56. 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 154 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

57. The National Planning Policy Framework (2012) (NPPF) requires councils to boost significantly the supply of housing and to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.
58. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 4.1 year supply based the methodology used 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 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.
59. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to paragraph 49 of the NPPF, which states that adopted policies "for the supply of housing" cannot be considered up to date where there is not a five year housing land supply. The affected policies, on the basis of the legal interpretation of "policies for the supply of housing which applied at the time of the Waterbeach decision, were 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).
60. 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 and held that the term was so not to be restricted to 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies in the Council's development plan which have the potential to restrict or affect housing supply were to be considered out of date in respect of the NPPF. The decision of the Court of Appeal tended to confirm the approach taken by the Inspector who determined the Waterbeach appeal. As such, as a result of the decision of the Court of Appeal, policies including policy ST/5 of the Core Strategy and policies DP1(a) and DP7 of the Development Control Policies DPD fell to be considered as "relevant policies for the supply of housing" for the purposes of NPPF para.49 and therefore "out of date".

61. However, the decision of the Court of Appeal has since been overturned by the Supreme Court, in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as “relevant policies for the supply of housing” for the purposes of the NPPF. The term “relevant policies for the supply of housing” has been held by the Supreme Court to be limited to “housing supply policies” rather than more being interpreted more broadly so as to include any policies which “affect” the supply of housing, as was held in substance by the Court of Appeal.
62. The effect of the Supreme Court’s judgement is that policies ST/5, DP/1(a) and DP/7 are no longer to be considered as “relevant policies for the supply of housing”. They are therefore not “out of date” by reason of paragraph 49 of the NPPF. None of these adopted policies are “housing supply policies” nor are they policies by which “acceptable housing sites are to be identified”. Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in the Framework at para. 7. It is considered that policies ST/5, DP/1(a) and DP/7, and their objective, individually and collectively, of securing locational sustainability, accord with and further the social and environmental dimensions of sustainable development, and accord therefore with the Framework.
63. However, given that the Council cannot demonstrate currently a five year housing land supply, its “housing supply policies” remain out of date (albeit “housing supply policies” do not now include policies ST/5, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court, para. 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, “unless and adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...”.
64. This means that even if policies are considered to be up to date, the absence of a demonstrable five year housing land supply and the benefit, in terms of housing delivery of a proposed residential-let development supply cannot simply be put to one side. The NPPF places very considerable weight on the need to boost significantly the supply of housing, including affordable housing, particularly in the absence of a five year housing land supply. As such, although any conflict with adopted policies ST/5, DP/1(a) and DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing the delivery of housing, particularly in the absence, currently, of a five year housing land supply.
65. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/5, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh” the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal.

Sustainable Development

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

social and environmental.

Economic Aspects

- 67. The provision of up to 154 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

- 68. The development would provide a significant benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of up to 154 dwellings. This would include 62 affordable dwellings.

Housing Delivery

- 69. The applicant has established a Housing Development Company. The schedule set out below shows the key development stages to reach first completion on site.

TIME (IN MONTHS)						
DEVELOPMENT STAGES	Preparation of Application	Consideration of Application by SCDC	S. 106	Preparation of Site	First Completion	Total
Outline Application	N/A	N/A	3			3
Reserved Matters and Discharge of Pre-commencement conditions	3	4				7
Site Commencement				6	6	12
Overall Time from Preparation of Site to Start of Housing Completions						22

- 70. The table identifies that a 22 month period is likely from receiving outline consent to first completion. This would leaves 38 months for delivery of the remaining units.
- 71. In terms of build rate, a rate of 50 dwellings per annum (dpa) is anticipated to be appropriate for a site of this size based on information from local developers. However, this could vary to between 30dpa to 50dpa dependent on individual site circumstances.
- 72. Notwithstanding this the schedule identifies adequate time to complete up to 154 units on this site within 5 years
- 73. 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

74. 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.
75. 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.
76. Whilst it is acknowledged that the most preferable location for development is first on the edge of the city of Cambridge and secondly in Rural Centres, it is difficult to state that Cottenham is not a sustainable location for increased housing development. The status of the village is due to be upgraded and the emerging Local Plan and the Services and Facilities Study 2013 identifies a wide range of services and facilities in the village that include a secondary school, primary school, children's nurseries, two doctors surgeries, dentist, a large food store, post office, butchers, bakers, pharmacy, village store, newsagents, hairdressers, four public houses, a village hall, sports pavilion and library. There is also a bus service to and from Cambridge every 20 minutes Mondays to Saturdays until 1900 hours and hourly thereafter, and every 30 minutes on Sundays until 1800 hours. There is also a bus service to and from Ely Mondays to Saturdays with approximately 6 buses throughout the day.
77. 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 1200 metres from the High Street. However, the primary school and village hall are located closer on Lambs Lane at a distance of 400 metres and the secondary school is located on The Green at a distance of 1050 metres. The nearest bus stop is on Lambs Lane at a distance of 650 metres. A distance of 1200 metres equates to a walking time of 15 minutes which is considered reasonable.
78. The village is ranked joint 4th in the Village Classification Report 2012 in the District in terms of access to transport, secondary education, village services and facilities and employment. It falls slightly below Sawston, Histon & Impington and Cambourne that are all Rural Centres hence it's proposed upgrading in the emerging Local Plan. It also ranks above Fulbourn that is currently a Rural Centre. Given the above assessment, the future occupiers of the development would not be wholly dependent upon the private car to meet their day-to-day and the majority of their wider needs. Cottenham is therefore considered a sustainable location for a development of this scale. In contrast, it should be noted that Waterbeach has a significantly lower score and has been considered sustainable for a similar number of dwellings.

Housing Density

79. The overall site measures approximately 16.9 hectares in area. The net developable site area measures 6.27 hectares. The erection of up to 154 dwellings would equate to a maximum density of 25 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

80. 62 of the 154 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 required is 70% affordable rented and 30% shared ownership to accord 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

81. 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

82. 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.
83. 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

84. 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.
85. 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.

86. 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.
87. 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.
88. 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 and the Gladman application for 200 dwellings at Rampton 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 £160,000 sports contribution the Council seeks a contribution of £60,000 with the difference (£100,000) being added to offsite indoor community space.
89. 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.
90. Based on a likely housing mix the development would be required to provide circa 1000 m² of formal play space (i.e. an area sufficient to contain 2 LEAPs and 1000 m² of informal play space).
91. 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 200 metres away.
92. The applicant is proposing providing a LEAP which would contribute towards mitigating 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 £80,000.
93. 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.
94. 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.
95. The informal open space requirement (and informal play space requirement) will be satisfied through the provision, improvement and maintenance of a publically accessible green space proposed being located within the development at Les King Wood and secured via a s106 agreement.
96. It is the Local Planning Authority's preference that the public open space is offered to

Cottenham Parish Council for adoption

Community Facilities

97. 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.
98. 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.
99. Off-site contributions are required towards community facilities to comply with Policy DP/4 of the LDF.
100. Cottenham Parish Council has advised that it intends to construct a new village hall on land that is within their control. The cost of this building would be £800,000 and is based upon constructing a similar sized building to the new sports pavilion that the Parish Council recently built. A brief for the building design has been drawn up and an architect appointed.
101. 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.
102. 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.
103. 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 £74,000 being payable.

Community Transport

104. 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.

- 105. 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.
- 106. 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 £102,667.18 (154 dwellings x £666.67).
- 107. 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

- 108. 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.
- 109. 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.
- 110. 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 £32,340 (154 x £210 per dwelling).

111. 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

112. 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

113. To ensure the provision and usage of on-site infrastructure, a monitoring fee of £3,000 is required.

Education

114. The development is expected to generate a net increase of 47 early year's children, of which 24 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 £220,800 towards early years provision is required.
115. The development is expected to generate a net increase of 54 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.
116. 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.
117. 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.

118. 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.
119. 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).
120. 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.
121. 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 £772,800 towards primary provision is required.
122. The development is expected to generate a net increase of 56 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

123. The proposed increase in population from this development (154 dwellings x 2.5 average household size = 385 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 £23,107.70 (£60.02 per head x 385 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

124. 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

125. NHS England considers there is insufficient GP capacity in the two surgeries in the village to support the development. The development could generate approximately 370 residents (154 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 Branch Surgery, Telegraph Street, Cottenham; a proportion of the cost of which would need to be met by the developer. The level of contribution required is £58,351 (additional floor space of 25.37 square metres x £2,300 per square metre).

Summary

126. 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. Confirmation is awaited from the applicant to agreement to these contributions.

Environmental Aspects

Local Green Space and Existing Recreation Area

127. Part of the site is recreation land and designated as a Local Green Space under Policy NH/12 of the emerging Local Plan. This seeks to protect land that is valued by the local community as a result of its character and particular local significance from adverse impacts of development.
128. Whilst it is acknowledged that the development would result in loss of part of the recreation ground that provides a function to the village, it is considered acceptable given that this land would be replaced by an equivalent area and quality of recreation land immediately adjacent the existing recreation ground and that the designation in the emerging plan currently has limited weight. This is because in March 2017, the Inspector requested all of the proposed Local Green Space sites to be reassessed as the bar had not been set high enough and although this has been reassessed and is likely to meet the tests, it is yet to be formally submitted and assessed by the Inspector (agreed to submit by the Planning Portfolio Holder on 26 July 2017).
129. Although it is noted that part of the land has an informal rural character different to the majority of the recreation ground that would be lost as a result of the development, additional open space would be provided to the north that would have a similar character.
130. The proposal is not therefore considered to be contrary to SF/9 of the LDF or Policies SC/9 and NH/12 of the emerging Local Plan.

Character and Appearance of the Area

131. The site comprises a small arable field, part of the existing recreation ground and woodland. The land rises to the south.
132. 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.
133. The local landscape comprises open land with hedgerows and few trees apart from the woodland to the north. It has a rural character and appearance due to the adjacent recreation ground separating the built up edge of the village from the open countryside.
134. The development would result in a significant extension to the north of the village. It would be visible at the entrance to the village from Rampton Road above the existing woodland that forms the northern boundary of the site due to the topography of the site. Landscape and visual impacts are likely to be significant.
135. It is suggested that the layout is rearranged so that the built development is further to the south to relate better to the village. However, in terms of visual impact, it is

considered that the development is better located on lower land adjacent the woodland with the recreation land on the higher ground. The development would still be connected to the village due to the development along Rampton Road and the recreation ground would be subject to greater surveillance that would make it more usable.

136. The existing woodland provides some mitigation but further planting is considered necessary to reduce the impact of the development.
137. The Landscape and Visual Impact Assessment provides some mitigation measures such as tree planting around the northern access point between the woodland and Ramphill Farm at the main entrance to the village on Rampton Road together with a network of green infrastructure throughout the development that consists of planting corridors to break up the built form. 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

138. 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.
139. Two vehicular access points would be provided to the site from Rampton Road. These accesses would incorporate footway/cycleway to allow pedestrian and cycle access. A new footway/cycleway would be provided along the northern side of Rampton Road between the accesses. Potential pedestrian and cycle links are also shown to the adjacent recreation ground and Les King Wood.
140. The indicative layout plan shows a clearly defined road hierarchy. Two primary routes would lead through the site that link to the north east. Secondary routes aligned by landscaping also link to the primary routes. There are also a number of small groups of dwellings clustered around shared private driveways.
141. 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 at key vistas and focal points within the development with the majority of dwelling being two storey. The larger buildings would be provided on the Rampton Road frontage and at the entrance to the development with smaller dwellings within the centre of the site. The buildings would follow the existing pattern of development. The form, design and materials would reflect the context and built vernacular of the village.
142. The development would provide a total of 7.23 hectares of open space. Small areas of open space would also be provided centrally on the site and in the north east corner of the site. In addition, Les King Wood to the north of the site would provide informal recreation space. Notwithstanding the above, 3.4 hectares of recreation land would replace the part of the existing recreation ground lost to development.
143. The scale of development proposed would be able to be accommodated on the site as the overall density is 25 dwellings per hectare. This is considered to be in keeping with the character and appearance of the area and would comply with Policy DP/2 of the LDF.
144. Given that the application is outline stage only, the illustrative layout is indicative only and the precise details of the development would be agreed at the reserved matters

stage.

Trees/ Landscaping

145. The existing trees on the boundary of the recreation ground and Ramphill farm would be retained and protected. However, the proposal would result in the loss of some hedgerows along the Rampton Road frontage and within the site that make a positive contribution to the visual amenity of the area.
146. The loss of the hedgerows would be compensated by replacement planting adjacent to the northern access point to provide a green gateway to the site, planting corridors within the site to provide green infrastructure, planting within open spaces and planting along the edge of the recreation ground. This landscaping is considered to enhance the quality of the development and assimilate the development into its surroundings.
147. 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

148. The biodiversity survey submitted with the application states that the site is dominated by an arable field and amenity grassland with an area of young broadleaved plantation, hedgerows and scrub around the periphery. The main features of ecological value are the established hedgerows and plantation that will be retained.
149. None of the trees on the site provided suitable potential bat roost features. The arable and grassland habitat to be lost was assessed as providing sub-optimal bat foraging habitat. The hedgerows do provide a foraging habitat for bats but these will be replaced and enhanced.
150. The plantation and hedgerows provide suitable habitat for reptiles and amphibians such as great crested newts. They are unlikely to be present and impacted but a precautionary methodology is required to be submitted with any reserved matters application.
151. The plantation, hedgerows and arable land provide a suitable habitat for nesting birds and there are records of a number of farmland bird species in the area. These would be retained or replaced and enhanced by the development. The arable land also provides a habitat for nesting birds. Seasonal timing of site clearance to include arable habitats and avoid impacting upon nesting birds would need to be subject to a condition of any consent.
152. The adjacent Catch Water Drain provides a suitable habitat for water voles and otters. However, this would not be affected by the proposals and no further surveys are required.
153. Given the above, the proposal would not result in the loss of any important habitats for protected species providing condition are attached to any consent to secure ecological mitigation, biodiversity compensation, enhancement and management, external lighting and a construction environmental management plan,

Heritage Assets

154. 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.
155. 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.
156. The Water Tower is located a significant distance from the site and the development would not result in harm to its setting.
157. Whilst the works are required to the roundabout adjacent to the Almshouses, do have an impact on these listed buildings 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 mitigated 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. The proposal would therefore comply with Policy CH/4 of the LDF.
158. 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 20th century cutting back the ‘green’ but retaining the footpath. The works will have a neutral impact on the significance of the listed building.
159. An geophysical survey and archaeological trial trench evaluation carried out at the site has revealed the presence of an enclosed Roman farm. High status evidence was not found in the examined area nor were sufficient numbers of ceramic or other building materials recovered that would point to a formal building but such remains may be present in the area of denser archaeology. A condition would be attached to any consent to secure a programme of investigation for the site to ensure the remains are protected. The proposal would therefore accord with Policy CH/2 of the LDF.

Highway Safety and Sustainable Travel

160. Rampton Road is a busy, fairly straight through road with a speed limit of 60 miles per hour along the section of the proposed accesses.
161. The development would significantly increase traffic along Rampton Road and in the surrounding area. The proposal is not however considered to adversely affect the capacity and functioning of the public highway subject to mitigation measures. Whilst the Parish Council's comments in relation to the trip rates are noted, Cambridgeshire County Council as Local Highway Authority considers these to be robust.
162. The application proposes to introduce two main access points on to Rampton Road. The designs of these junctions are acceptable and accord with Local Highway Authority standards.
163. As a result of the development, 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.
164. Further offsite mitigation required within the village as conditions to be attached to any consent to include improvements to pedestrian and cycling facilities of Rampton Road between the northern site entrance to south of Oakington Road, widening of the footway on the east side of the B1049 within the 30 mph zone between the junction of Dunstal Field and Appletree Close, the installation of a shelter at the Lambs Lane bus stop and the installation of cycle parking within the village.
165. The development also requires a Section 106 agreement to secure a contribution of £27,000 towards the installation of Real Time Passenger Information at the Lambs Lane bus stop, a contribution of £7,000 to the Parish Council towards the maintenance of the Lambs Lane bus stop, a contribution of £6,283 towards a local highway improvement scheme at The Green junction in Histon, 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.
166. 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.
167. 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.
168. 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

169. 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.
170. Cottenham Lode is the nearest main river that is 400 metres to the north of the site. The predicted top water levels are at least 200mm lower than the lowest point along the northern boundary of site. The site is therefore at low risk of fluvial flooding.
171. The nearest watercourse is the Catchwater Drain runs along the northern boundary of

the site. There are no historic records of the site being impacted from flooding from this watercourse.

172. However, the site may be at risk of surface water flooding from pluvial sources due to the increase in the impermeable area of the site. This sources of flooding can however be mitigated to a low and acceptable level through the adoption of a surface water management strategy.
173. The strategy should consider sustainable urban drainage schemes first in accordance with the drainage hierarchy.
174. 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.
175. The proposed SUDS for the site could include multiple features such as detention/attenuation features within the woodland or open spaces, swales, rain gardens and permeable paving. If infiltration is not feasible on the site for all events up to and including the 1 in 100 year (+40% climate change) storm event, discharge to the Catchwater Drain at a 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

176. 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.
177. 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.
178. 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 northwards.
179. The proposal is not considered to result in a significant increase in air pollution.

Other Matters

180. 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.
181. 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.

182. The site is partly located on grades 1 and 2 (excellent and very good) 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.

183. The cumulative impacts of the other proposed developments in the village have been considered in relation to all material planning considerations.

Planning Balance

184. Given the fact that the Council cannot currently identify a five year supply of housing land, 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.

185. The benefits from the development are set out below: -

i) The provision of up to 154 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 including children's playspace within the development.

iv) Developer contributions towards traffic schemes, education, sport space, open space, community facilities, community transport and burial grounds.

v) Employment during construction to benefit the local economy.

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

186. Significant weight can be attached to the provision of 154 dwellings including 40% affordable housing to meet the lack of housing supply in the district in accordance with the guidance in the NPPF.

187. Significant weight can also be attached to the provision of open space and children's playspace within the development and contributions towards traffic schemes, education, sport, open space, community facilities, community transport and burial grounds.

188. Moderate weight can be attached to the provision of employment during construction and the impact upon local services from the development.

189. This report sets out a number of adverse impacts that would result from the development. These are set out below: -

i) Location outside village framework and the objectives of policies DP/1(a) and DP/7.

ii) Scale of development and the objectives of policy ST/5

190. Limited weight can be attached to the location and scale of the development given the absence of a five year housing land supply and the need to balance this conflict against the significant need for housing identified in the NPPF.

191. 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.

Conclusion

192. In summary, the adverse impacts of this development in terms of location of the development outside the village framework and scale of development are not considered to significantly and demonstrably outweigh the benefits of the provision of a significant housing scheme, when assessed against the policies in the NPPF taken as a whole. On balance, planning permission should therefore be approved.

Recommendation

193. 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 numbers G5586.012 and G5586.013.
(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 D5586.003.002 Revision 01 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) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

j) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

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

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

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

Authority.

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

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

l) A detailed Precautionary Working Methodology relating to protected species and important habitats shall be provided with the Reserved Matters application and shall include the following:

i) Details of site clearance methodology to ensure that species including great crested newt and reptiles are protected;

ii) Details of how retained habitats including hedgerows, watercourses and woodland will be protected during site clearance and construction;

iii) A specification and location plan for a Receptor Area in the event that reptiles are found;

iv) Avoidance measures for nesting birds including ground nesting birds;

v) Details of an update survey for badger including avoidance, mitigation and/or compensation measures as required;

vi) Details of an otter and water vole survey and avoidance, mitigation and/or compensation measures which will be implemented if Catch Water Drain will be impacted; and

vii) A protocol to be followed if protected species are found during works.

(Reason - To avoid 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 to demonstrate compliance with the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended)).

m) No development shall commence until a scheme for ecological compensation and enhancement including a location plan and specification for native planting and in-built features for nesting birds and roosting bats has been provided to and agreed by the Local Planning Authority. This shall be consistent with Sections 5.13 to 5.22 of *Phase 1 Ecology Report (2016)* (TEP, May 2016). This shall also include a long-term management plan including specifications for habitat creation and annual management measures. 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).

n) 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.)

o) No development shall take place until a written scheme of investigation (WSI) for an archaeological programme of works 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:

- i) The statement of significance and research objectives;
- ii) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- iii) The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

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

p) No development shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment (FRA) and Drainage management Strategy prepared by Betts Hydro Consulting Engineers (ref: HYD121_RAMPTON ROAD_FRA&&DMS rev 1.1 dated August 2016 and shall also include:

- i) Full calculations detailing the existing surface water runoff rates for the QBAR, Q30 and Q100 storm events;
- ii) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as Q100 plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- iii) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- iv) Full details of the proposed attenuation and flow control measures
- v) Site Investigation and test results to confirm infiltration rates;
- vi) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- vii) Full details of the maintenance/adoption of the surface water drainage system;
- viii) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

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

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

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

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

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

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

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

i) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

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

iii) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

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

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

t) No site or plant machinery shall be operated, no noisy works shall be carried out and no construction related deliveries shall be taken or dispatched from the site except between 0800 hours and 1800 hours Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Bank Holidays.

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

u) No development shall commence until a construction noise impact assessment and a report / method statement detailing predicted construction noise and vibration levels at noise sensitive premises and consideration of mitigation measures to be taken to protect local residents from construction noise and or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential construction noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS5228:2009+A1:2014: 'Code of practice for noise and vibration control on construction and open sites – Part 1: Noise and Part 2: Vibration. Development shall be carried out in accordance with the approved details.

(Reason – All to ensure the environmental impact of the construction of the development is adequately mitigated and to protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15- Noise Pollution & DP/6- Construction Methods.)

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

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

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

i) Have regard to the noise mitigation principles and recommendations detailed in the submitted Bureau Veritas noise report titled “Proposed Residential Development at Rampton Road, Cottenham Environmental Noise Report 6354907/R1v2 – 18th October 2016

ii) Shall demonstrate that the internal and external noise levels recommended in British Standard 8233: 2014 “Guidance on sound insulation and noise reduction for buildings” will be achieved. With regard to internal noise levels the scheme shall have regard to the noise insulation of the composite building fabric, glazing areas, including the provision of sound attenuated alternative mechanical ventilation systems / acoustically attenuated free areas (or similar) to facilitate rapid / purging ventilation and thermal comfort / summer cooling requirements if the recommended indoor ambient noise levels in BS 8233 cannot be achieved with a partially open external window (assuming a -13dB(A) external to internal reduction for a partially open window).

The Rampton Road traffic noise attenuation / insulation scheme as approved shall be fully implemented prior to occupation and shall be retained thereafter and not altered without prior approval.

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

x) Prior to commencement of any residential development, a detailed noise mitigation scheme for the residential units, to protect existing and future occupants internally and externally from noise from the new roads within the development, shall be submitted to and approved in writing by the Local Planning Authority.

The noise attenuation scheme as approved shall be fully implemented prior to occupation of the new dwellings and shall be retained thereafter and not altered without prior approval.

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

y) Prior to commencement of any residential development, a detailed noise mitigation / insulation scheme for the residential units, to protect future occupants internally and externally from noise from the adjacent playing field, shall be submitted to and approved in writing by the Local Planning Authority.

The noise attenuation / insulation scheme as approved shall be fully implemented prior to occupation and shall be retained thereafter and not altered without prior approval.

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

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.

(Reason - To ensure an adequate water supply is available for emergency use.)

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/cycleway along the northern side of Rampton Road from the northern site entrance to south of the junction with Oakington Road to be agreed with Cambridgeshire County Council has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

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

hh) No development shall take place until details of a scheme for the widening of the existing footway along from the eastern side of the B1049 within the 30 mph zone between the junctions of Dunstal Field and Appletree Close to be agreed with Cambridgeshire County Council has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

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

ii) No development shall take place until details of a scheme for the widening of the existing footway along from the eastern side of the B1049 within the 30 mph zone between the junctions of Dunstal Field and Appletree Close to be agreed with Cambridgeshire County Council has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

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

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

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

kk) 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.)

ll) The accesses to the site shall be completed prior to the occupation of any dwelling.

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

mm) No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and

(ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority [after consultation with Sport England] . The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

(Reason - To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Policy DP/3 of the adopted Local Development Framework 2007.)

Section 106 agreement

- a) Affordable Housing
- b) Open Space
- c) Community Facilities
- d) Waste Receptacles

- e) Education
- f) Transport Requirements
- g) Surface Water Scheme Maintenance
- h) 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/2876/16/OL, S/1411/16/OL, S/1818/15/OL, S/1952/15/OL and S/1606/16/OL

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18th November 2016

FAO Karen Pell-Coggins
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South Cambridgeshire Hall
Cambourne Business Park
Cambourne
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Dear Karen

Planning Application S2876/16/OL - Development off Rampton Road, Cottenham

Summary

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

There could be economic benefits in terms of affordable homes, which are currently needed in Cottenham, and market homes, which are in short supply across South Cambridgeshire; however there are significant other pending applications which could nullify this advantage, as only a limited total supply can be absorbed in the local market, especially as Northstowe is coming on stream at last.

However, this development is too large for Cottenham, especially following recent approval of the Endurance Estates application to build 50 homes and the recently-completed Racecourse View comprising 47 homes. Cottenham is classified - **ST/5** in the adopted Local Plan - as a minor rural centre, and its sustainability is being threatened by a series of other speculative developments (Gladman S/1818/15/OL, S/1411/16/OL, Persimmon S/1606/16/OL), especially when the development does not fit well with existing infrastructure or infrastructure provision lags the housing development.

The adverse environmental and social impacts - the urbanisation of Rampton Road to cope with the increased traffic **NPPF 39**, flood risk from the large and complex SUDS **NPPF 100-103**, distance from the established community **NPPF 55**, impact on landscape and loss of agricultural land **NPPF 112**, potential damage to a listed building **NPPF 129**, pressure to expand the largest primary school in Cambridgeshire **NPPF 74**, and the damaging effect of such an expansion on Cottenham's Recreation Ground **NPPF 70-72** significantly outweigh the possible economic benefits of up to 154 homes (up to 40% "affordable").

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

Considerations

- a) **Housing supply** – the proposal offers up to 154 houses, up to 40% of which may be “affordable” on the site. However it is sufficiently far outside the established development framework as to risk creation of a relatively isolated community on the edge of the established village. Being more than 900 metres from most village facilities, it will encourage use of unsustainable modes of transport **NPPF 34**. The multiple proposals, if approved, are likely to lead to an over-supply in the local market which, to maintain market viability, will inevitably limit the rate at which these houses, especially those tagged as affordable, are delivered. There appear to be other sites in Cottenham, especially within 800 metres of the village core in the north-east, that could be more sustainable and capable of better integration. In the representative Neighbourhood Plan survey, 69% disagreed with the suggestion of allowing large developments in Cottenham and, while 56% thought it important to improve the availability of affordable homes, 64% disagreed with the provision of 100 affordable homes within a 250 home development.
- b) **Traffic** – the base modelling, being based on old data collected in non-neutral months affected by school holidays or weather, has under-estimated both today’s traffic and the likely additional traffic generated by the estate (see **Appendix 1**) in the absence of effective public transport. Even then, the mitigation measures proposed by Gladman and Persimmon and apparently adopted by CCC, are extremely disruptive and will change the amenity and character of this part of Rampton Road, especially adjacent to the Grade II listed John Moreton 1853 almshouses, which are likely to suffer vibration damage and houses against which the proposed speed cushions are located. Every 100 houses will, based on comparisons with Brenda Gautrey Way, a similar Cottenham estate, add 50 outbound and 26 inbound trips to the local road network which already has capacity issues leading to queues, especially at the Oakington Road / Rampton Road roundabout and elsewhere in the local network. The extent of modelling and revision already demonstrates that this network, especially at the Rampton Road / High Street junction where even higher flows are merged on a similar mini-roundabout, is close to overload which is likely to become **severe** requiring refusal under **NPPF 32**. This modelling needs to be revisited using real traffic flow measurements taken in neutral months avoiding discrepancies due to holidays and weather effects. In the representative Neighbourhood Plan survey, 95% thought it important not to let noise and pollution increase while 87% wanted to make it easier to move in, out and around the village. A particular concern has to be the cumulative effect of multiple developments which have not been properly accounted despite requirements from County Highways.
- c) **Loss of open space for sport and recreation** – Cottenham Parish Council has for some time been seeking to buy or lease approximately 2 ha of additional space within this site for formal sport to make up a 2 ha shortfall on current, not future, need. This proposal would constrain the Recreation Ground to a sub-optimal size for the current population **NPPF 74** let alone any potential population expansion. There is additional land in the proximity of the Primary School that could be used for a school extension but does not connect well with the Recreation Ground. 3.4 ha of the site was leased for 99 years to Cottenham Parish Council as a necessary extension to the Recreation ground in 2005. The lease includes the possibility of part of the land being needed for a future educational purpose, but not for residential development as proposed here. The Primary School is the largest in Cambridgeshire making further expansion undesirable, confirming the CCC representation at the time of the lease negotiation that a swap, as now proposed, was very unlikely. The current proposal includes use of part of the leased land for residential development and reserves 2 ha for educational use with no evidence, given the large size of the Primary School and current vacancies, that this is now needed. Cottenham does need an estimated 2 ha of additional formal recreation space which should, for effectiveness be located adjacent to the current provision.

- d) **Safety** We have grave misgivings about the suggested design of the access points onto Rampton Road. This is already a busy road feeding traffic to the rest of the village and beyond via very busy junctions and roundabouts, acknowledged in the application to operate at, or beyond, capacity if the development proceeds without mitigation. The increased intensity of traffic and lack of adequate segregation between pedestrians, cycles and vehicles, especially at these access points, will significantly increase accident risk. Pavement and cycle path mitigations have been suggested but are restricted by the narrowness of the road. The anticipated queue lengths and the related exhaust pollution are unsustainable economically, environmentally and socially. This is contrary to adopted SCDC policy **TR/3** mitigating travel impact of the development control policies DPD. In the representative Neighbourhood Plan survey, 92% wanted Cottenham still to be described as safe in 15 years time.
- e) **Amenity** Viewed from Rampton Road, the effect of extending the built environment of Cottenham village into open countryside would result in demonstrable and significant harm to the landscape character. This conflicts with the requirements of **NPPF 59** and **61**, policies **DP/3** development criteria and **NE/4** landscape character areas of the development control policies DPD, the adopted District Design Guide SPD and policies **NH/2** Protecting and Enhancing Landscape Character of the emerging Local Plan. In the recent survey, conducted as part of the Neighbourhood Plan development, 90% of the 973 respondents considered that preserving the character of Cottenham is important. This very real perception of residents and the need for protection is supported by **NPPF 109** and **113**. In the representative Neighbourhood Plan survey, 94% thought it important to preserve the character of the village and its Conservation Area. The village edge views are particularly important as noted in the Village Design Statement **SPD**.
- f) **Flood risk** In conflict with **NPPF 100-103**, the proposal will expose Cottenham to an existential flood threat. Cottenham Lode, with embankments already below the 1 in 100 year flood risk, takes surface water not only from Cottenham but also from many villages far to the south-east, including excess water from Northstowe in high level conditions. The claimed performance of the proposed surface water attenuation appears sufficient to bring run-off levels down to that which can safely be managed by the pumps of the Old West Internal Drainage Board. However, technical feasibility has not been demonstrated nor have long-term maintenance arrangements been suggested. A flood event in this scenario would have devastating consequences for Cottenham environmentally, economically and socially. The Old West Internal Drainage Board has clearly stated their acceptable run-off rate and their approval is necessary for the development to proceed. The time needed to achieve an acceptable design and long-term maintenance agreements could seriously compromise the scheme's delivery timescales, limiting the scheme's ability to contribute to closing the 5-year housing supply.
- g) **Affordability** The proposed development asserts as its main benefit, that up to 40% of the homes will be "affordable". With local construction worker wages quoted at £28,000 gross, mortgage of £100,000 plus a 10% deposit implies that these houses should be sold at £120,000 for them to be considered truly affordable. 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". The coincidence of multiple large-scale proposals must, if approved, lead to an over-supply threatening the viability of any affordable provision.

Detail

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

1. Cottenham is the wrong place for this development
2. Rampton Road is the wrong place for this development
3. The scale of the development is wrong for Cottenham
4. The impact on the King George V Playing Field and Recreation Ground is unacceptable
5. The promised affordable homes are unlikely to be affordable in Cottenham

1 Cottenham is the wrong place for this development

Cottenham is classified - **ST/5** in the adopted Local Plan - as a minor rural centre, and its sustainability is being threatened by a series of larger developments, especially when the development does not fit well with existing infrastructure or infrastructure provision lags the housing development.

The adverse environmental and social impacts of this development, particularly the urbanisation of Rampton Road to cope with increased traffic **NPPF 39**, medium and long-term flood risk from the large and complex SUDS **NPPF 100-103**, impact on landscape, traffic increase and loss of agricultural land **NPPF 112**, potential damage to a listed building **NPPF 129**, pressure to expand the largest primary school in Cambridgeshire **NPPF 74**, and the effect of such an expansion on Cottenham's Recreation Ground **NPPF 70-72** significantly outweigh the economic benefits of up to 154 homes (up to 40% "affordable"), especially if any of the preceding major applications from Gladman or Persimmon are approved.

Flood risk - NPPF 100 to 103

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

This proposed development takes flood risk too lightly. There have been reports of flooding within 200 metres of the site in recent years as noted in the **2011 SHLAA** report. It is not enough to raise floor levels above the surrounding ground or increase the size of the retention pond, implicitly recognising the flood risk. The proposal includes a substantial SUDS which is claimed to reduce run-off rates to within the Old West IDB pumping capacity (1.1 litres/second/hectare); however this performance has not been demonstrated nor have arrangements been made for its long-term maintenance. Cottenham has experience of developer's failure to make adequate arrangements for long-term maintenance of SUDS. And it is that SUDS and the IDB's pumps which must prevent an overflow of the Catchwater Drain, into which the outfall from this site must pass, on its way to the Cottenham Lode.

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

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

Traffic – NPPF 34

NPPF 34 requires that 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. Cottenham is already congested 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 Cambridge. The heavy traffic flow reaches gridlock whenever the A10 or A14 is compromised. This traffic will then flow onto junctions with known congestion problems

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

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

The Travel Plan is inappropriate in a rural location with only limited public transport beyond Cambridge city centre and reliance on long cycle or pedestrian journeys. The bus stops within 400 metres on site are only served twice a day by Citi8; more regular service is some 600 metres distant in Lambs Lane. We lack confidence in the plan to decrease the number of traffic movements and assert it is inconsistent with **NPPF 32, 34, and 35**.

Conservation Area and Listed Buildings SPD

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 Neighbourhood Plan survey considered that preserving the character of the village and Conservation Area is important. This very real perception of residents and the need for protection is supported by **NPPF 131, 132, 134 and 138**.

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

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

Public Open Space

The proposal would effectively enclose the formal recreation space at a size below that needed for Cottenham today, as evidenced by the Parish Council's offer to buy or lease additional adjacent land from the County Council in recent years to avoid the fragmentation and significant capital expenditure involved in developing an additional site. Cottenham currently has a deficit of 2 ha (hectares each 1000m² or about 2.5 acres) of formal sports provision, which this proposal exacerbates as a result of expanding population. The on-site open space may be good for residents of the site but the site itself is too far from the village centre to be of benefit to most existing residents.

Maintaining security on the site will be much more difficult if development occurs as proposed. The current site is fully fenced and normally locked outside of 10.30pm to 6.30am.

Loss of agricultural land: NPPF 112.

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

2 Rampton Road is the wrong place for this development

NPPF 55 requires that housing should be located where it will enhance or maintain the vitality of rural communities so as to promote sustainable development in rural areas. Only the Primary School, Recreation Ground and Village Hall are within an easy 800 metre walking distance. The **2011 SHLAA** report commented “the site is remote and rural, and does not relate well to the built up part of the village”. The 1,000 metre plus distance of the development from the village core, especially without the claimed pedestrian access route, will lead to an increase in traffic and parking, therefore damaging the character of the village core and the views approaching the village from Oakington and Rampton.

Conservation Area & Listed Buildings NPPF 133

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

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

Landscape & Visual impact NPPF 17

The **2011 SHLAA** report asserted that any significant development here “would be highly visible from the west and north and would form a new skyline when approached from the west. It would place considerable pressure physically and visually onto the nearby community woodland”. It goes on:

“development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The site is in an elevated position and sloped down to the west with relatively high land at the edge of the village. It is largely open with few trees and there are long views to and from the site over the flat fen landscape to the north and west.

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

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

Traffic NPPF 32

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

Rampton Road is a busy road with some 700 vehicles (800+ by 2021, excluding the effects of other developments) passing the site entrances at substantial speeds in the morning rush hour. Independent measurement (see **Appendix 1**) of actual trip generation measurements on a similar Cottenham estate – Brenda Gautrey Way - in September 2016 confirm a figure between 0.7 and 0.8 (equivalent to over 200 additional peak-hour trips, a 25% increase) is more appropriate for an estate of this size in Cottenham where vehicle ownership and dependency is higher than might be the case elsewhere. A figure near the high end of this range is likely as the proposal is much further from the village core and effective bus services than Brenda Gautrey Way, reducing the likelihood that residents will walk to the shops and other amenities in the core.

The effects of traffic increase on the Oakington Road / Rampton Road roundabout have been reviewed (see **Appendix 1**) and demonstrate that the modelling applied to date under-estimates the effects of traffic generation here and at other key points in the network, especially where the heavy High Street traffic merges at the Green.

Reducing this increase, by increasing modal share of passenger transport, cycling and walking will be particularly challenging given the 900 metre plus distance of the site from Cottenham's facilities, cyclist and pedestrian safety issues, the limited public transport options and the nature of employment in Cambridge (which inhibits use of public transport or shared-care usage).

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

Noise/pollution NPPF 123

Contrary to **NPPF 58, 110 and 123**. Although the developer can lessen the acknowledged traffic noise on the design of the new build there is nothing to lessen effects on existing residents on Rampton Road or indeed the rest of the village, where front gardens are rare and houses are generally only separated from the road by narrow pavements.

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

This development is too large for Cottenham, especially following recent approval of the Endurance Estates application to build 50 homes and the recently-completed Racecourse View comprising 47 homes. Cottenham is classified - **ST/5** in the adopted Local Plan - as a minor rural centre, and its sustainability is being threatened by a series of larger developments, especially when the development does not fit well with existing infrastructure or infrastructure provision lags the housing development.

The adverse environmental and social impacts of this development, particularly the urbanisation of Rampton Road to cope with increased traffic **NPPF 39**, medium and long-term flood risk from the large and complex SUDS **NPPF 100-103**, impact on landscape, traffic increase and loss of agricultural land **NPPF 112**, potential damage to a listed building **NPPF 129**, pressure to expand the largest primary school in Cambridgeshire **NPPF 74**, and the effect of such an expansion on Cottenham's Recreation Ground **NPPF 70-72** significantly outweigh the economic benefits of up to 154 homes (up to 40% "affordable"), especially if any of the preceding major applications from Gladman or Persimmon are approved.

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

Scale and Proximity

The recent survey, conducted as part of the development of Cottenham's Neighbourhood Plan received nearly 1,000 replies. Within this, 66% of residents were neither in favour of large developments nor of such developments when built on the periphery of the village environment. This development, being more than a sustainable 800 metre walking distance from the village core, fails to be sustainable as it will encourage car dependency (**DP/1 1 b** – minimise the need to travel and reduce car dependency) and **NPPF 34, 35, 37 and 38**.

Pre-school places

Cottenham has a known excess of demand over places which will get worse with the change of rules from September 2017 and the proposed development will increase that demand without doing anything about the supply so the development fails to meet **NPPF 72**. In the recent Neighbourhood Plan survey, 44% of respondents identified the need to increase pre-school provision and 50% thought it quite important or very important to expand the provision. Cottenham's proposed new Village Hall provisionally includes a £600,000 facility for up to 50 early years nursery places. This development and the approved Endurance one have been estimated to create additional demand for 40-50 places daily between 7.30am and 6pm. The proposed developer contribution appears insufficient to implement such a facility.

Medical/day care facilities

The development will increase the general population by approx. 7% which will increase demands on our already overburdened facilities. Increased pressure on Medical facilities was identified as a significant problem by 75% of residents in the recent Neighbourhood Plan survey. As previously commented these facilities are currently located an unsustainable distance from the development site. The development fails to meet **DP/1 1 m** and **DP/3 1f**. In response to the survey, a new Medical Centre is already being considered to cope with Cottenham's current 6,500 population at a project cost of around £1,200,000. Large developments such as proposed here add nearly 10% to that unmet demand; the proposed developer contribution falls significantly short of the relevant cost.

Overloading of Primary School

Contrary to **NPPF 72** and **DP/1 1m**, **DP/4 2 15**, the development may overload the recently-extended Primary School, already the largest in Cambridgeshire. Any further increase in capacity risks damage to the cohesive role that the school plays in the village. A clear view (62%) from the recent Neighbourhood Plan survey is the value of having one primary school, at its current size, serving the whole village. The recently-completed extension was only built to cope with the current capacity of 630. Further expansion of the site 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.

Leisure

Leisure facilities were seen as inadequate by 68% of residents in the recent Neighbourhood Plan survey. A 10% increase in population will only exacerbate this problem. While the proposed development is located close to many of the outdoor facilities in the village it's an unsustainable walking distance from the core of the village. There is no meaningfully sustainable way for established residents to use the facilities onsite. The development fails to meet **DP/1 1 m** and **DP/3 1f** and **NPPF 58 and 59**. A feasibility study for a new Village Hall has projected a cost of around £2,500,000 including a possible £600,000 for an early years nursery facility or hub for small businesses. The suggested developer contribution is inadequate to ensure adequate funding for this project. Additionally this development is in conflict with a proposed Local Green Space designation under the emerging Local Plan and compromises the provision of open space for sport by constraining the available land to today's inadequate supply which cannot readily be mitigated. A "land swap" involves considerable avoidable expense to bring even an adjacent field into an acceptable state of drainage and stone-free for sports use. While there is not enough available County Farms land adjacent to the existing Recreation ground to satisfy both land for any school expansion and bring Cottenham's provision up to CURRENT needs, there is suitable land to expand the Primary School without sacrificing land for sport and leisure purposes as Cottenham expands.

Employment

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

Burial grounds

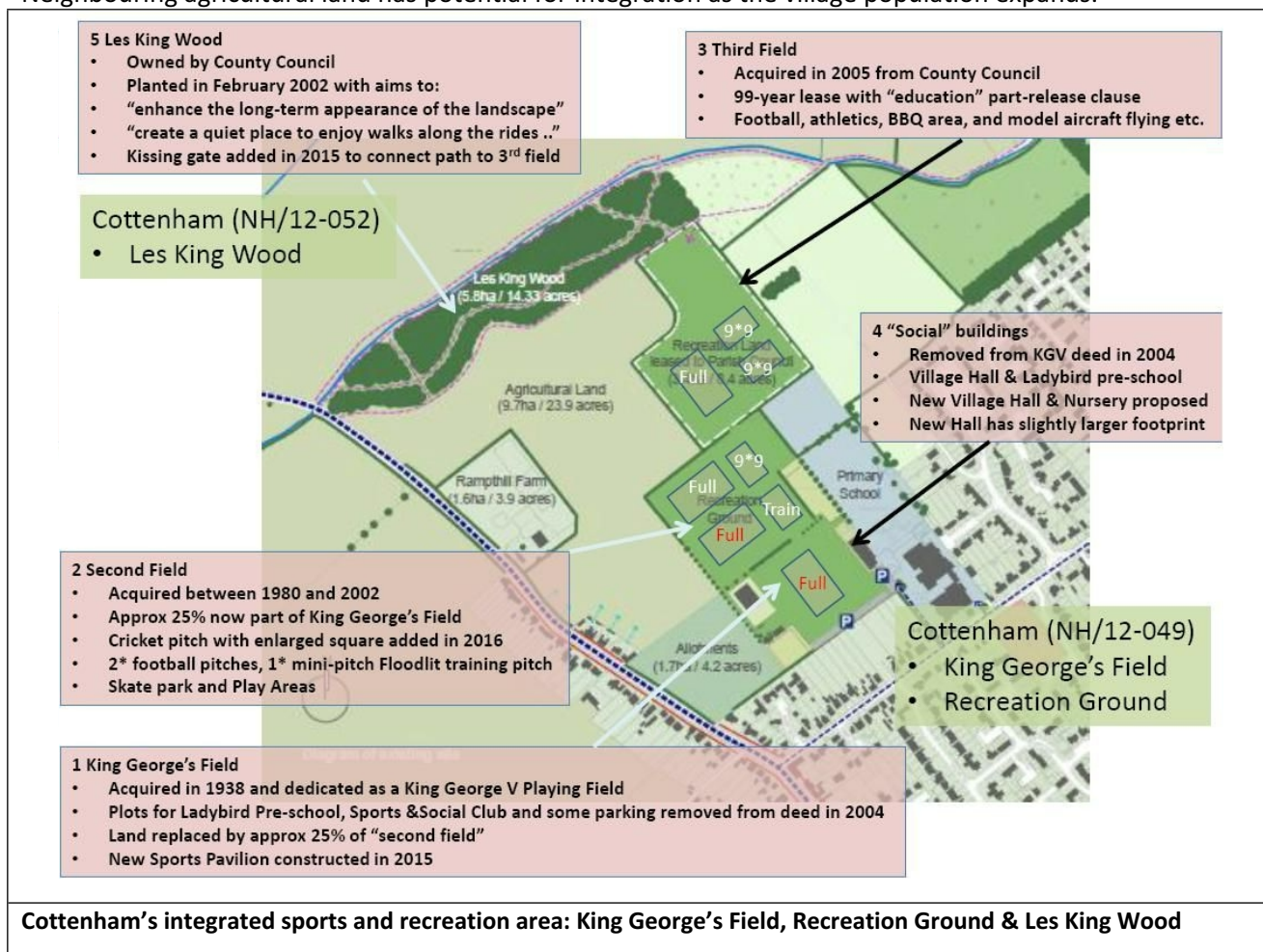
Cottenham's three burial grounds are nearly full; any significant population expansion will create a need to develop additional capacity. Every 100 additional houses is likely to create "demand" for around 30 additional burial plots within the 100 years before plots can be recycled legally (assuming 2 per plot and 80% cremated / 20% buried) requiring about 3/20 hectares (3/8 acre) per 100 houses. On that basis, the necessary land would cost at least £300 per house, assuming appropriate land is available, preferably adjacent to the existing provision.

4 Potential impact on the King George's Field and Recreation Ground

The Recreation ground site generally comprises five areas which, together, form an integrated area for sport and recreation, including a riverside and woodland walk and safe running area on the village edge:

1. The King George's Field – the “first field” was purchased and dedicated as a King George's Playing Field in 1938. Cottenham Parish Council is the sole trustee of the King George's Field Charity. The field hosts a full-size football pitch, the Bowls Club, two tennis courts and several play spaces.
2. The “second field” was added between 1980 and 2002. It is home to a recently-improved cricket square, two full-size football pitches, a mini-football pitch, a floodlit training area and a skatepark.
3. A “third field” was leased from the County Council in 2005. The site is generally poorly-drained, but applications of an FA-approved “shockwave” treatment have proved effective in bringing football pitches into use for as much of the season as the neighbouring second field. It currently houses a full-size football pitch and two mini-pitches. Other parts of the field are in use as a barbecue area, an open space for flying electric model aircraft and a 400 metre athletic track.
4. Conflicts between the charitable purposes led to removal of some “first field” land around the Ladybird pre-school and Cottenham Sports & Social Club (now Village Hall) with around 25% of the “second field” dedicated to the charity in its place. The “social buildings” land surrounds the Village Hall and adjoining Ladybird Pre-school.
5. Les King Wood was created in February 2002 by Cambridgeshire County Council. The main aims of this wood are to “enhance the long-term appearance of the landscape”, and to “create a quiet place to enjoy walks along the rides meandering through the woods and glades”.

Neighbouring agricultural land has potential for integration as the village population expands.



Currently, two relevant sites are being proposed in SCDC's emerging Local Plan as **Local Green Space**:

1. NH/12-052 Les King Wood: against which no objections appear to have been received.
2. NH/12-049 King George's Field and Recreation Ground: against which Cambridgeshire County Council has very recently objected to the inclusion of the "third field" above on the grounds:
 - poor location relative to the rest of the recreation ground
 - poor drainage, and
 - underuse

In addition, there is an assertion that the County Council can reclaim the land provided it offers an equivalent-sized area in close proximity to the recreation ground to replace it.

In practice, the "third field" is used for a wide variety of social, recreation and sports purposes

- an integrated part of the complex, as can be clearly seen on the above diagram, providing a rare and special opportunity at the village edge for recreation as riverside and woodland walks, appreciation of the open vistas, safe running area, barbecue area, model aircraft flying and as an extension to the formal sport provision
- used for a larger proportion of the season following investment in the FA-approved "shockwave" technique of ground-breaking and back-filling with sand, which has significantly improved drainage on the higher parts of the field
- usage is intensifying, especially following installation of a designated barbecue area and a kissing gate to link the recreation ground better with Les King Wood, improved drainage to accommodate increased use by the growing Cottenham United Colts FC and for flying large model aircraft

In addition, the County Council's "reclamation clause" only relates to part of the land and then only for an educational purpose, not residential development.

As regards the **NPPF77** tests:

1. The site is in close proximity to the village and within 1,200 metres of most residents.
2. As shown above, the site is demonstrably special in connection with social, sport and recreational needs in Cottenham and provides potential for more waterside walks as identified in the recent survey for Cottenham's Neighbourhood Development Plan
3. The land may be relatively featureless but that character is an intrinsic part of the fen-edge landscape and the accessible open field helps residents enjoy spectacular views of "big sky" sunsets



September sunset looking west from King George's Field

The County Council is not committed to providing suitable additional land for recreational use in Cottenham. Its pursuit of revoking the third field lease is spurious and solely driven by the profit motive as a speculative developer on the site.

CCC has failed to engage with Cottenham Parish Council on our offer to buy or lease approximately 2 hectares of County Council land adjoining the recreation ground which could make up Cottenham's current shortfall of space for formal sport without preventing development of the remaining 7+ hectares of adjacent land. It should be noted that all this land is outside the village's residential framework.

In the application S/2876/16/OL, the County Council proposes to reclaim around 2.4 ha of the third field, partly to reserve some 2 hectares for a questionable future extension to Cambridgeshire's largest Primary School, and partly for residential development as part of its speculative scheme for 154 homes.

Around 1 ha would be retained by the Parish Council and an additional 2.4 ha added to the west and south-west of the existing recreation ground as shown in the schematic.



Cambridgeshire County Council's proposed reconfiguration of the Recreation Ground.

This proposal has several flaws related specifically to the Recreation Ground:

- The third field "reclaim clause" does not provide for reclamation for residential development nor is there a proven need for any of this land to be reclaimed for an educational purpose as required by the lease.
- The new site would lose the integrated mix of woodland and riverside walks forever **NPPF 75**
- Reconfiguring sports grounds and preparation of sports pitches is expensive and time-consuming; the Parish Council has recently spent nearly £11,000 on pitch improvements. A full reconfiguration would require a substantially higher, and avoidable, cost.
- The revised site is too small (by about 2 hectares) for Cottenham's needs **today**; this remodelling, apart from being costly in itself, would preclude any future site expansion to meet Cottenham's expanding population in conflict with **NPPF 73-76 and 109**. Applications recently approved or under consideration constitute a 25% increase in population and the number of homes in Cottenham.
- Development of an alternative location for formal sport in Cottenham would be unavoidably costly for both pitch preparation and secure changing facilities etc.

The flaws could be alleviated by abandoning residential development at the south-western edge of the site and therefore extending the land available as Recreation Ground and significantly reducing the amount of land claimed for educational expansion to ensure retention of a substantial green corridor.

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

Affordable housing

In principle, Cottenham needs around 100 affordable homes now but only if they are truly affordable and not at the expense of an excessive number of market homes disconnected from the village environment. Unless they can be built within reach of a mortgage of 3.5x gross salary as recommended by DCLG (Land Registry and the Annual Survey of Hours & Earnings, ONS) they will be out of reach of village residents most in need of them and cannot be considered as affordable **NPPF Annex 2**.

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

The economics of the housing market make it inconceivable that all four large-scale applications (Endurance S/1952/15/OL, Gladman S/1818/15/OL, S/1411/16/OL, Persimmon S/1606/16/OL, County Council S/2876/16/OL) whether approved or still under consideration, can viably deliver both the number of houses claimed while the 5-year supply issue remains and the proportion of affordable homes claimed.

Conclusion

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

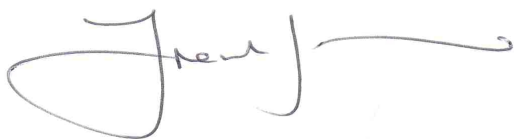
There could be economic benefits in terms of affordable homes, which are currently needed in Cottenham, and market homes, which are in short supply across South Cambridgeshire; however there are significant other pending applications which could nullify this advantage, at least in and around Cottenham.

In any case, this development is too large for Cottenham, especially following recent approval of the Endurance Estates application to build 50 homes and the recently-completed Racecourse View comprising 47 homes. Cottenham is classified - **ST/5** in the adopted Local Plan - as a minor rural centre, and its sustainability is being threatened by a series of larger developments, especially when the development does not fit well with existing infrastructure or infrastructure provision lags the housing development.

The adverse environmental and social impacts - the urbanisation of Rampton Road to cope with the increased traffic **NPPF 39**, flood risk from the large and complex SUDS **NPPF 100-103**, distance from the established community **NPPF 55**, impact on landscape and loss of agricultural land **NPPF 112**, potential damage to a listed building **NPPF 129**, pressure to expand the largest primary school in Cambridgeshire **NPPF 74**, and the damaging effect of such an expansion on Cottenham's Recreation Ground **NPPF 70-72** significantly outweigh the economic benefits of up to 154 homes (up to 40% "affordable").

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

Yours sincerely



Frank Morris

Chair

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

Summary

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

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

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

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

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

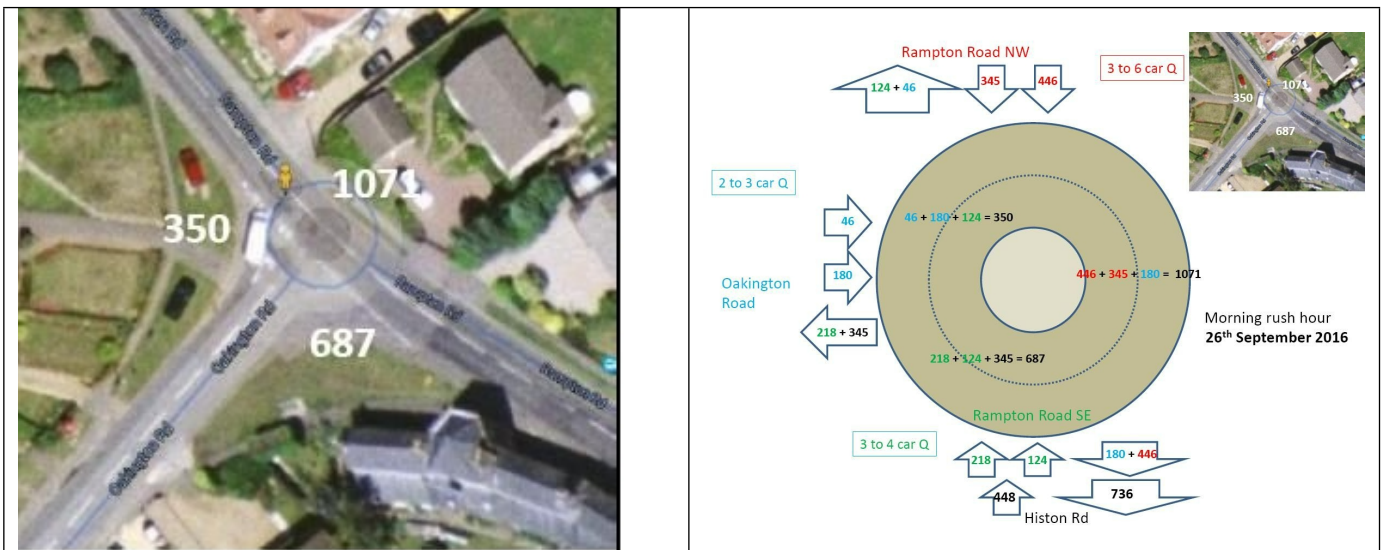
Traffic flows were also measured on the road into Cambridge – Histon Road – as a comparator with other available statistics and predictions.

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

It is unlikely that the latest proposals for re-engineering this roundabout and its approaches can 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. On that basis the cumulative effects of these developments on this roundabout alone will be **severe**.

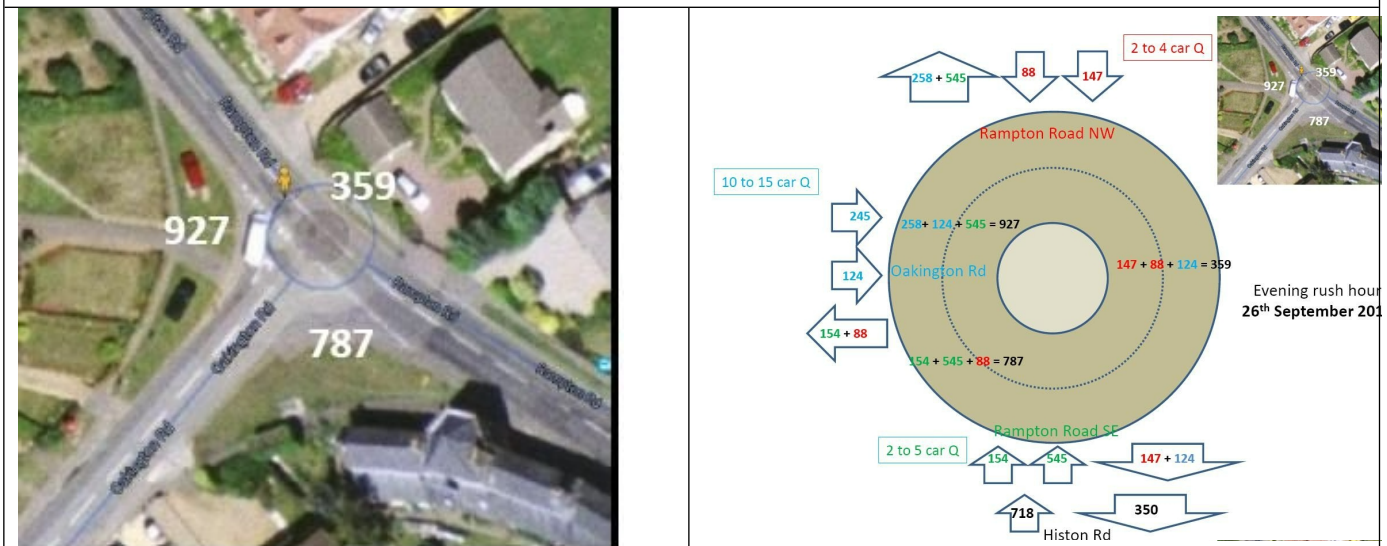
Flows on 26th September 2016

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



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

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



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

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

Trip rate generation for new estates in Cottenham

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

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

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

- Persimmon - Applying this real trip generation rate to the 126 home proposal by Persimmon indicates some 62 morning departures and 24 arrivals, **about 20% higher than claimed by RSK** in the Traffic Plan before taking account of the increased distance from the village core.
- Gladman - Applied to the 200 home / 70 residential place Gladman proposal indicates around 105 departures and 51 arrivals - similar to the 104/46 numbers used by Ashleyhelme in Table 8 of their Traffic report although their Travel Plan target of 0.546 additional trips per home is unrealistic.
- County Council - Applied to the 154 home proposal indicates around 77 departures and 39 arrivals – higher than the levels assumed in the Transport Assessment.

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, Persimmon and County Council 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

CCC (154) will add at least 120 trips to the morning load on Rampton Road, 84 into and **36 from**

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

This will **add 90 cars to the 226 that arrive there today**, an increase of **40%** 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,

CCC (154) will add at least 120 trips to the morning load on Rampton Road, **84 into** and 36 from

Approx. 60 will flow towards the roundabout

This will **add 155 to the 792 that arrive there today**, an increase of 20% 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**,

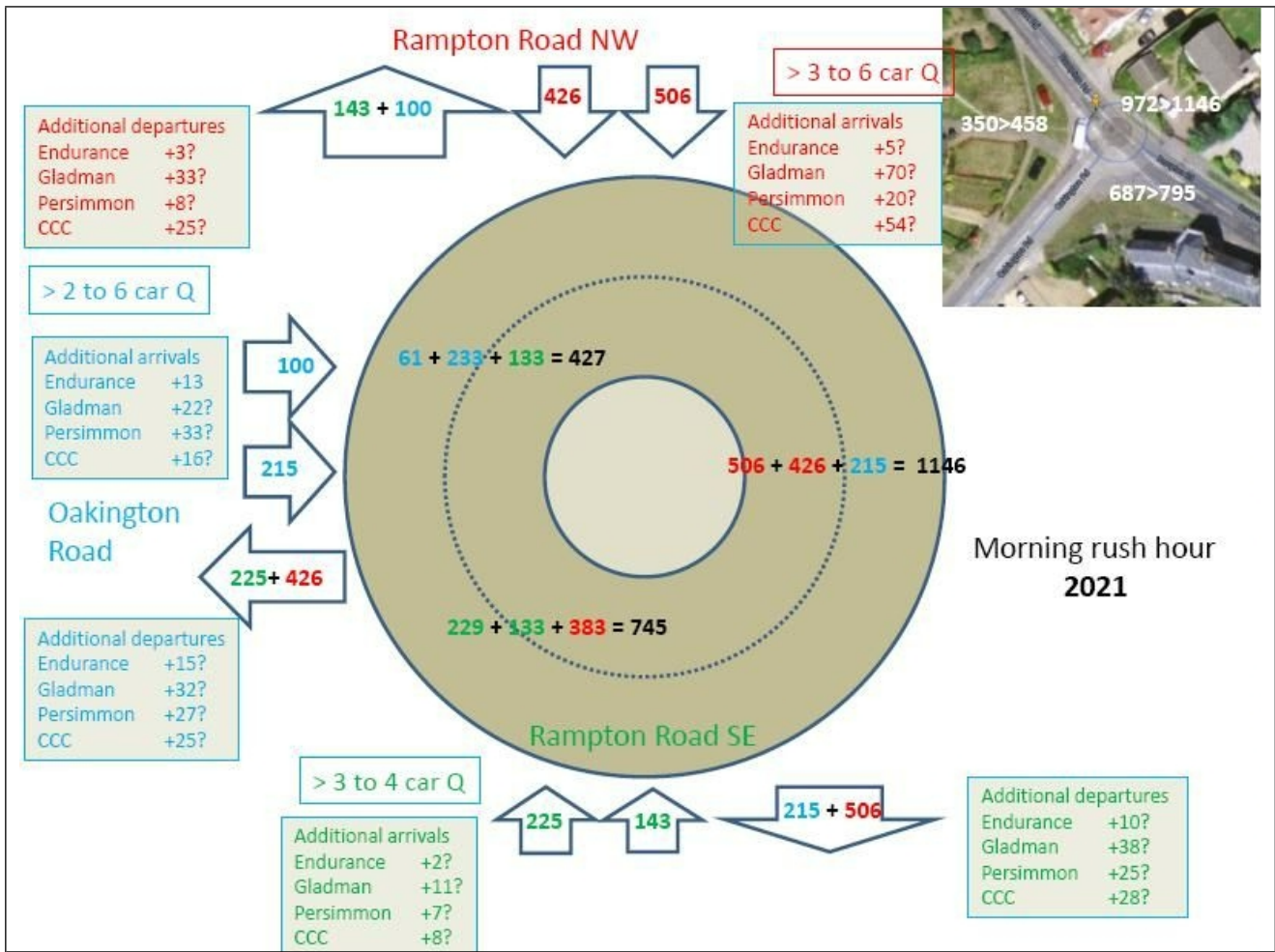
Persimmon (130) will add at least 90 trips to the morning load on Oakington Road, 65 into and **33 from**

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

CCC (154) will add at least 120 trips to the morning load on Rampton Road, 84 into and **36 from**

Approx. 25 will flow from the roundabout, about 15 from Oakington Rd, **10 from Rampton Rd S**,

This will **add 30 to the 342 that arrive there today**, an increase of 10% that **will extend queue lengths**.



Effects of development proposals on morning peak flows

Effects of development on the evening peak flows

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



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

Oakington Road approach

Around 369 cars arrive in the afternoon peak hour today.

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

Approx. 7 will flow towards the roundabout

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

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

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

Approx. 16 will flow towards the roundabout

CCC (154) will add at least 120 trips to the afternoon load on Rampton Road, 36 into and **84 from**

Approx. 60 will flow from the roundabout, **about 20 from Oakington Rd**, 40 from Rampton Rd S,

This will **add 66 cars to the 369 that arrive there today**, an increase of **16%** 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,

CCC (154) will add at least 120 trips to the afternoon load on Rampton Road, **36 into** and 84 from

Approx. 30 will flow towards the roundabout

This will **add 85 to the 235 that arrive there today**, an increase of 25% 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**,

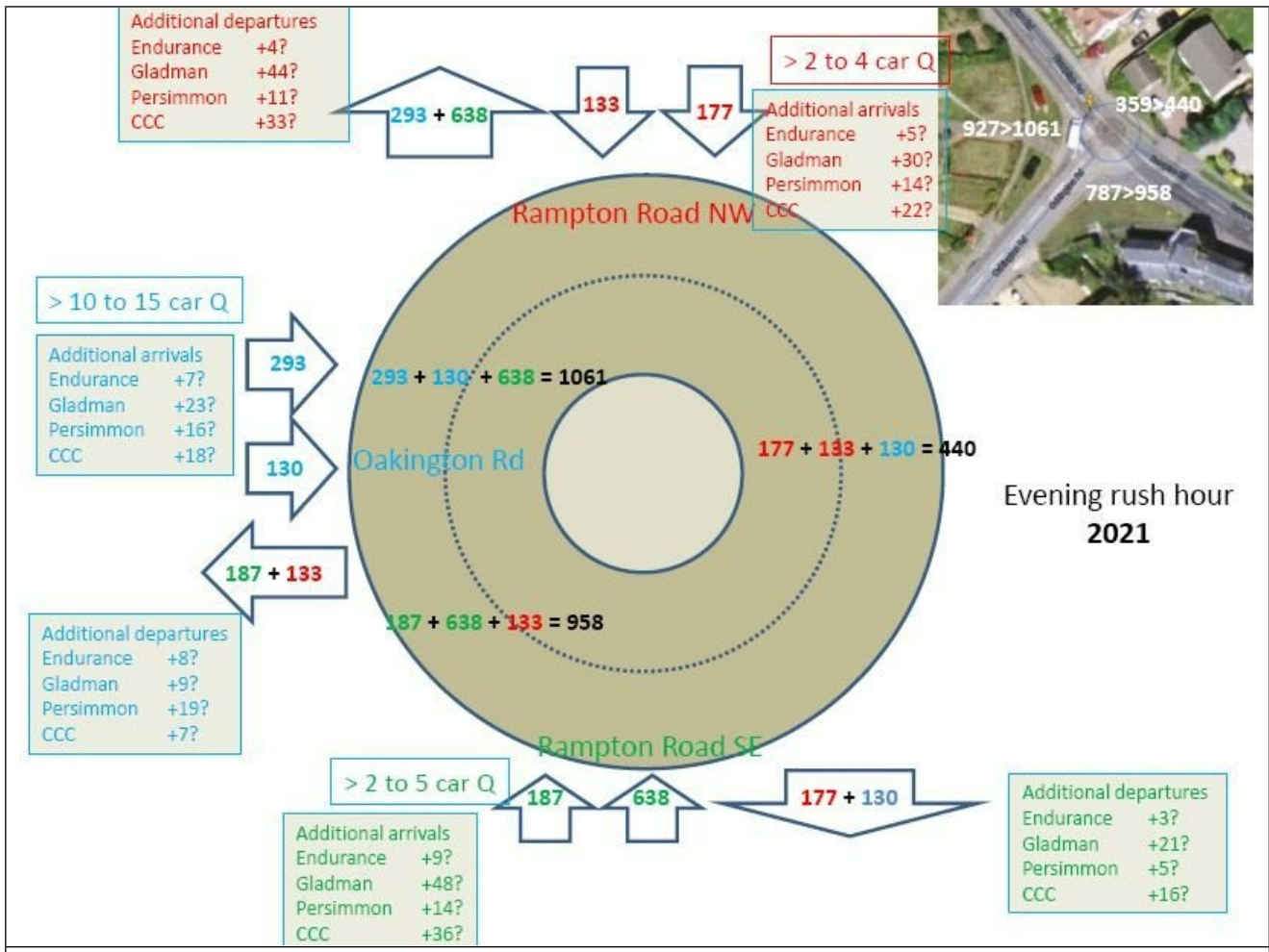
Persimmon (130) will add at least 90 trips to the afternoon load on Oakington Road, 33 into and **65 from**

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

CCC (154) will add at least 120 trips to the afternoon load on Rampton Road, 36 into and **84 from**

Approx. 60 will flow from the roundabout, **about 20 from Oakington Rd**, 40 from Rampton Rd S,

This will **add 91 to the 709 that arrive there today**, an increase of 13% that **will extend queue lengths**.



Effects of development proposals on evening peak flows

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 100 from “tomorrow’s traffic

As 215 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 506 from “tomorrow’s traffic

As “only” 426 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 225 from “tomorrow’s traffic

As “only” 143 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 293 from “tomorrow’s traffic

As “only” 130 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 177 from “tomorrow’s traffic

As “only” 106 cars 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 187 from “tomorrow’s traffic

As only 638 cars would still be arriving **queue lengths would drop slightly.**

Conclusion

Any of the major developments (Gladman S/1818/15/OL or S1411/16/OL or Persimmon S/1606/16/OL) 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.

Unless and until either of these developments has been ruled out, the consequences of an additional 20% increase in traffic on Rampton Road and the local road network must be regarded as **severe** and therefore refused under **NPPF32**.

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

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

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

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

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

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

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

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

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

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

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

Roundabout approach – queuing PM

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

Beach Road approach North

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

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

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

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

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

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

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

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

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

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

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

Session Total	1731	9	20	1760	901	11	11	923
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Appendix 2: CCC Planning statement commentary

Section	Comment
2.6	3.4 ha of the Parish Council's Recreation Ground has been included in the development site against the wishes of the Parish Council and despite having a 99-year lease with no break clause allowing any part to be used for residential development. While there is a clause allowing part of the land to be reclaimed for an educational purpose, there is no proof of a need to develop any of this specific site for educational purposes. It is proposed as Local Green Space under the SCDC emerging Local Plan.
2.8	5.8 ha of Les King Wood has been include in the development site despite having been a public amenity for many years. It too is proposed as Local Green Space under the SCDC emerging Local Plan.
2.9	There is, as yet, no proof that any part of the site is needed for education expansion and there is alternative land nearby; indeed when the site was leased to Cottenham Parish Council in 2002, even this possibility was stated by the County Council as very unlikely.
2.10	The lease has no provision for recovery of any part of the leased land other than for an educational purpose and the original intent was only for road access.
2.11	The County Council has been aware for some time that a simple swap of land will be inadequate for Cottenham's recreation purposes. The Parish Council has offered to buy or lease additional land to make up for a shortfall in provision adjacent to the current facilities. Some of that additional land is now being proposed for housing development. The proposal restricts development of the Recreation Ground to a smaller than adequate size at a time when Cottenham's population is likely to expand whether by infill, development under the emerging Neighbourhood Development Plan or speculatively.
2.13	The proposed access points emerge on to a busy road.
2.14	Significant parts of the site have been proposed as Local Green Space in SCDC's emerging Local Plan.
2.15	Cottenham is only a Minor Rural Centre in SCDC's adopted Local Plan. This limits proposed housing developments to 30 and then only within the Village's Development Framework. Most of the quoted facilities, other than the Primary School, Village Hall and Recreation Ground are well beyond easy walking distance of the development site and the development will therefore encourage rather than discourage use of unsustainable transport means.
2.16	The site, being beyond easy walking distance (800 meters according to the Chartered Institute of Highways & Infrastructure) of the core village facilities, cannot be said to integrate into the existing settlement fabric without use of unsustainable forms of transport.
3.4	In the representative survey for the Neighbourhood Development Plan, 64% of respondents felt Cottenham did not need more 5-bedroom houses.
3.5	Access points open on to road with fast traffic; width of proposed path / cycleway unclear.
3.7	Most of the site will be located an unsustainable distance - more than 400 metres - from the Citi8 bus stops in Lambs Lane which are the only ones that are on a regular bus service.
3.8	Contrary to the Travel Plan statement, this site is an unsustainable walking distance from both public transport bus stops and most village facilities.
3.11	Parts of the site are proposed as Local Green Space in the SCDC emerging Local Plan.
3.12	If les King Wood was planted 16 years ago a "strategic approach to ensuring that development can be assimilated" then the statements made dismissing the future likelihood of the need to recover leased land for educational purposes appear cynical or worse.
3.14	Cottenham does not have an "existing urban fringe"; indeed the Village Design Statement urges that particular attention is paid to conservation of the village edge.

3.15	Admitted “moderate” to “major adverse” effects on the surrounding public and private receptors should never be disregarded outside the development framework of a rural village. Indeed the views from the Grade II listed Water Tower, Village Hall and recently-constructed Sports Pavilion will be compromised, especially autumnal sunsets.
3.18	The views from the Grade II listed Water Tower, Village Hall and recently-constructed Sports Pavilion will be compromised, especially autumnal sunsets.
3.19 - 3.20	Flood risk in Cottenham is real and each development increases risk. Much of the land proposed for development is hard to drain as evidenced by the difficulty sustaining football pitches even on higher parts of the ground during winter months. Much of the necessary information on the proposed SUDS is absent, making it difficult to judge whether the scheme can achieve the 1.1 litres / second per hectare necessary for the pumps of the Old West Internal Drainage Board to cope with inflows into the Catchwater Drain. The location of the retention pond within Les King Wood appears cynical given its proposed designation as Local Green Space under SCDC’s emerging Local Plan.
3.29	The tree survey appears to ignore the effects of locating the retention pond within Les King Wood with considerable loss of trees.
3.31	More specific information will be needed on the arrangements for replacing lost mature trees on-site.
3.33	We are concerned about proposed soil investigation on any land currently in use for recreational purposes.
3.36	As previously, a land swap is inadequate compensation for future containment within a smaller than necessary formal recreation space, especially given the major investments in facilities made or in hand on the site. The suggested “additional full-size FA standard pitch” is not additional and would require considerable investment over several years to bring into use. The leased “third field” is already used for football and other sports especially by Cottenham United Colts FC. Recent investment in drainage has extended its usability.
3.38	While ST/5 and DP/7 may currently be inapplicable, NPPF 14 still requires any development to be sustainable economically, socially and environmentally. Environmental and social disadvantages arising from traffic generated, flood risk, distance from village facilities, including public transport and impact on the landscape etc. outweigh the economic advantages of additional housing.
3.47	Only a limited notice period was given for the local consultation and no attempt has been made to reconcile the views expressed in the 973-strong representative survey conducted recently for Cottenham’s Neighbourhood Development Plan against the unrepresentative 76 responses received to his consultation. This applies particularly to the 580 people who disagreed (270 agreed) with the idea of having a 200-250 home estate with 100 affordable homes, the 85% worried about increased traffic from development, or the 568 worried about pressure on school places.
5.10- 5.15	While ST/5 and DP/7 may currently be inapplicable, NPPF 14 still requires any development to be sustainable economically, socially and environmentally. Environmental and social disadvantages arising from traffic generated, flood risk, distance from village facilities, including public transport and impact on the landscape etc. and as yet unmitigated pressure on various public facilities and services, outweigh the economic advantages of additional housing. In addition, there is the question of whether or not CCC has any legal right to develop key parts of this land for housing.
5.17	The relative isolation of the site by virtue of distance is likely to minimise use of local village facilities and encourage more use of car transport.
5.18	The proposal ignores the environmental and health damage caused by increased use of car transport as a result of distance from the village facilities.
5.19	Appreciation of landscape is a subjective concept but inevitably much more appreciated

	by those who live and work in the countryside than property developers. Once gone, it is gone forever.
5.20 - 5.27	The sustainability case under NPPF14 is unproven. Indeed the balance between environmental and social damage arising from traffic generated, flood risk, distance from village facilities, including public transport and impact on the landscape etc. and as yet unmitigated pressure on various public facilities and services, sufficiently outweighs the economic advantages of additional housing. The proposal is unsustainable under NPPF14 despite the current lack of 5-year land supply.
5.28	The development is likely to lead to severe effects on the local transport network and should be refused under NPPF32 as a result of increased traffic on a network of roundabouts which have already been acknowledged as subject to overload in the morning peak hour with no effective mitigation having yet been proposed.
5.29	The development, being more than easy walking distance from village facilities, cannot be regarded as giving priority to pedestrian movements nor having access to high quality public transport facilities within 400 metres. This is unsustainable under NPPF35
5.32	Bus travel may be viable for some residents of the site, provided they can accept the 500+ metre walk to the nearest effective bus stop and tolerate a 1-hour plus commute into Cambridge centre. Cottenham's facilities generally lie more than 800 metres from most houses on the site so most residents are likely to use a car for most of such journeys.
5.33- 5.34	The site location and limited access to alternative services will limit the effectiveness of any Travel Plan in reducing car journeys.
5.38	Cottenham's representative survey for the Neighbourhood Development Plan elicited residents' views on types of the amount and type of housing need in the village.
5.41	The proposed land swap neither increases pitch provision nor provides adequate space for current, let alone future needs.
5.44	The site favours the fit cyclist over the average resident and is not sufficiently well linked to Cottenham for all demographics which will, most likely revert to use of a car.
5.45 - 5.46	The site is adjacent to a flood drain whose water has to be pumped up several metres into the Cottenham Lode before draining via the embanked Great Ouse to the Wash and North Sea. Insufficient attention has yet been applied to the challenge of designing a drainage system capable of attenuating heavy rainfall, limiting the run-off below the pumping capacity and maintaining performance over a very long life.
5.57	The economic advantages are outweighed by environmental and social disbenefits.
5.61	Proposed conformance with the Village Design Statement restricts damage to views of the village from Rampton Road. The need for additional formal recreation space needs to be at the existing Recreation Ground if duplication of facility investment is to be avoided. Les King Wood is already regarded locally – by both Cottenham and Cambridgeshire County Council - as part of Cottenham's Open Space. It is also proposed as protected Local Green Space under the emerging SCDC Local Plan. Any replacement tree planting should be within the site and of equivalent maturity and quality.
7.1	The proposal is substantial and would pressurise a wider range of community facilities and services than identified here especially Indoor Community Facilities and Burial Ground provision.
8.1 - 8.11	The proposal has not been shown to be sustainable under NPPF nor can parts of the site be developed for anything but an educational purpose.

The Parish Office,
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10th March 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/2876/16/OL - Development off Rampton Road, Cottenham

Cottenham Parish Council has considered the recently submitted revised **Transport Assessment, Travel Plan** and **Heritage Impact Statement** and offers these comments in support of its continued strong objection to the development.

Transport Assessment

All the comments we made in our submission of 18th November 2016, especially **Appendix 1** that deals with traffic assessment, still apply.

In particular we note that this **Transport Assessment** still attempts to under-estimate predicted traffic flows by citing TRICS data from a suburb of Liverpool that is well served by public transport, and not in any way comparable to Cottenham.

No real choice of travel mode

Contrary to **NPPF4**, the proposal does not give people a “real choice on how to travel” with the only viable options for most people being a choice between accepting isolation, likely to increase demand for home deliveries, and using a car or possibly, for shorter journeys, cycling – contrary to **SCDC core strategy** and **SCDC Policy TI/2** promoting sustainable travel. Contrary to multiple assertions that the Applicant is “negotiating with the Parish Council (owners of the land required)” in the pedestrian/cycle link, no such negotiations have taken place. This option must be discounted from any distance calculations as such a link is not deliverable.

- Being located more than 400 metres from any well-served public transport stop, the development cannot claim to give “access to high quality public transport facilities” as required by **NPPF35**. Discussions with Stagecoach to extend scheduled bus services beyond the existing Citi8 route have exposed a series of commercial and logistical challenges that cannot be readily resolved.
- Being more than 1,200 metres from almost all Cottenham facilities, the village centre is beyond easy walking distance for able-bodied people as defined by the **Chartered Institute of Highways & Infrastructure** so does not give priority to pedestrian movements as required by **NPPF35**. The

inference in **section 5** that the site is “close to Cottenham” is false, especially the ludicrous suggestion that a 2,000 metre walk to the Primary School is either safe or feasible for children.

The scope to improve cycle access between the site and village centre is acknowledged **(4.2.5)** to be limited, doing little to minimize car usage or isolation. We believe that the suggested pavement / cycleway improvements are not deliverable due to limitations of highway width and should be discounted.

The distance of the site from Cottenham’s facilities, including public transport connections, severely limit options for modal shift to more sustainable forms of travel and undermine any attempted **Travel Plan**. The Travel Plan has to rely mostly on information and encouragement about walking, cycling and car-sharing so can only have limited effect on car usage in a village – like many others in South Cambridgeshire - with an established pattern of necessarily higher than average car ownership and usage. Only a radical improvement in transit times to Cambridge could affect this, as was shown by ineffectiveness of the recent experimental 10-minute service frequency and results from Cottenham’s Neighbourhood Plan survey.

Under-estimated trip generation

This analysis ignores the Gladman acknowledgement of the validity of trip generation rates based on CPC’s real measurements in Brenda Gautrey Way and Tenison Manor and quoted in **Appendix H: Technical File Note 2**.

A Actual Car trips per house	Arrivals	Departures
AM peak hour	0.185	0.491
PM peak hour	0.342	0.183

Table 5.1 summarises the acceptable walking distances suggested by the **Chartered Institute of Highways & Infrastructure** with distance to “town centre” having a preferred maximum of 800 metres. However **Table 5.2** shows every local amenity in Cottenham is beyond a **1,200 metre** walk from this site. Such a distance disincentivises walking as an alternative, reinforcing our view that this site, if developed, will not integrate within the local community but become a separate village similar in size to Rampton.

Our Brenda Gautrey Way and Tenison Manor comparator sites are both within a very easy walking distance of 400 metres of the centre, suggesting a considerable uplift (possibly +100%, although some might be able to cycle) factor should be applied even to our estimates quoted in appendix 1 and accepted by Gladman’s consultants and County Highways.

B Car trips per house	Arrivals (with 100% uplift)	Departures (with 100% uplift)
AM peak hour	0.37	1.00
PM peak hour	0.68	0.36

C Car trips (154 houses)	Arrivals (without – with uplift)	Departures (without – with uplift)
AM peak hour	28-56	77-154
PM peak hour	53-105	27-55

It is ludicrous to suggest that National Planning Policy regards short car journeys as sustainable now we understand the health issues raised by NOX pollution from short car journeys by diesel-engined vehicles. Nevertheless the proposal accepts **(3.3)** the need to re-engineer the Oakington Road / Rampton Road roundabout using the Gladman-proposed solution.

Mitigation of increased traffic flows

There is no evidence to suggest **(6.2.7 and 7.4.6)** that improvements to the A14 will reduce established through traffic in Cottenham. The suggestion that the various proposed adjacent sites can be inter-linked to improve permeability and reduce traffic on the Oakington Road / Rampton Road roundabout is, by bringing traffic into closer proximity to pedestrians and cyclists, both dangerous and in conflict with **NPPF35**.

The Gladman-proposed solution has serious consequences for residents of Rampton Road, some of Oakington Road – especially #2 and #4 whose driveways would enter the new roundabout directly – and the Grade II Listed Buildings - the John Moreton 1853 Almshouses.

The modelling undertaken does not appear to take full account of CPC-based predictions of traffic generation for the aggregate effect of all four proposals **S/1818/15/OL, S/1952/15/OL, S/1606/16/OL and S/2876/16/OL** nor does it appear to extend beyond 2020 – when building will scarcely have started, so the residual cumulative impacts of development must be assumed as **severe** and, under **NPPF32**, the application should be refused.

Heritage Statement

In order to mitigate the congestion effects of the greatly increased traffic arising from the construction of up to 154 houses 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 Impact Assessment 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. The setting itself with a distinctively designed Victorian terrace set set back on its own village green from a road junction has not been mentioned. It appears from the barely 100 words **(5.2 to 5.4)** 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.

This roundabout is within the setting of the **Grade II listed 1853 Moreton almshouses** and, with the loss of its village green, would bring much more traffic closer. Increased vibration will compromise these foundation-less buildings. 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 more noise, pollution, and safety threats. especially by larger articulated vehicles manoeuvring around, and often across the 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 handful of 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 SPD "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, yet this has not been considered.

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 requires the provision of “clear technical and illustrative material to allow that impact to be properly assessed”. The “**Heritage Impact Assessment**” does not even include a photograph of the buildings, has misleading information about the setting, does not mark the location of the Almshouses and some houses adjacent to the roundabout have been erased. There is no evidence that the **English Heritage** methodology for assessing “setting and social and economic impact” has been used. The cursory treatment (**5.2 to 5.4**) makes no mention of the purpose of the almshouses as truly affordable homes for those most in need within the community or how reduced amenity and safety for the elderly residents threatens the economic and social viability of the seven almshouses, which are already suffering damage from the effects of traffic and poor road drainage. Any assessment of “neutral impact” must be regarded as superficial, ill-informed and unreliable.

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 by passing vehicles from standing puddles. 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 development. The County Council policy on surface water flooding allows local flooding to remain for several hours before any intervention is deemed appropriate, hours in which nearly 200 vehicles already pass per hour in the evening, each potentially splashing several litres of acidic water towards these fragile buildings. The reduced permeable surface area will increase surface water run-off rates into the Rampton Road gullies exacerbating the flooding issue. The suggested developments are likely to double the rate of erosion by the combination of 50% increased flows and bringing vehicles near to the buildings. This surface water issue on Rampton Road has been recognised but not remedied by the County Council for many years and is even cited as a problem in the **Cottenham Village Design Statement**.

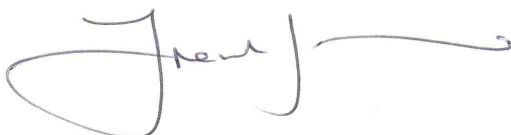
There is no evidence that the Local Planning authority – SCDC – has adequately complied with its duty under **section 67** of the **Planning (Listed Buildings & Conservation Areas) Act 1990** or the **Town & Country Planning (Development Management Procedure)(England) Order 2015 (As Amended)** to publicise this planning application **S/2876/16/OL** in the principal and long-established local newspaper - the **Cambridge News** - or on **Public-Notices.co.uk** 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 an “adverse” conclusion as to the effects of the proposed roundabout on the wider setting and viability of the Listed Buildings.

Conclusion

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

Yours sincerely



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

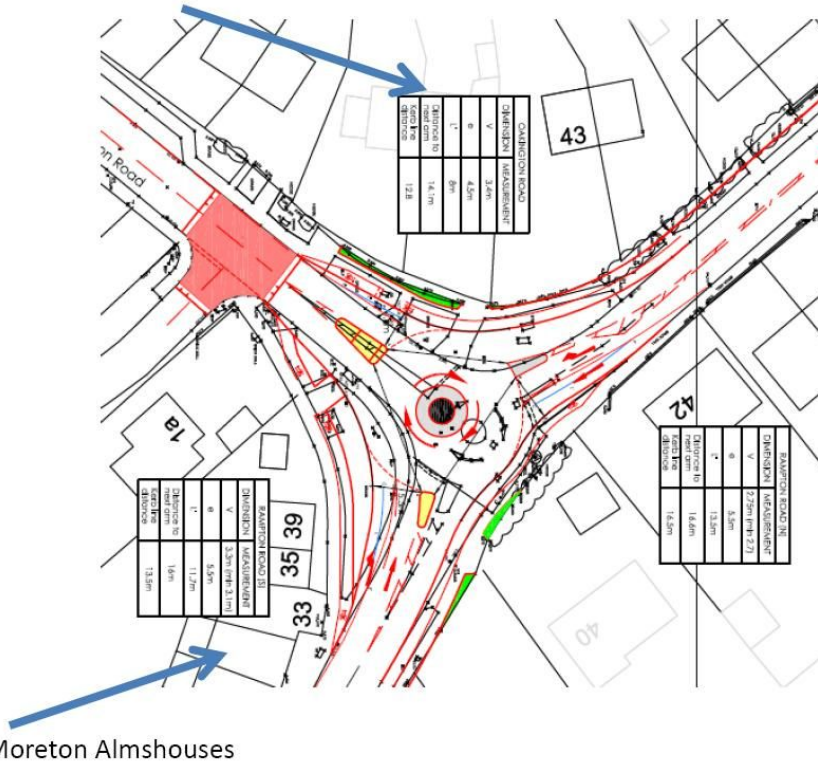


Fig 2: Proposed “improvement” to Oakington Road / Rampton Road roundabout

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 of”



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)

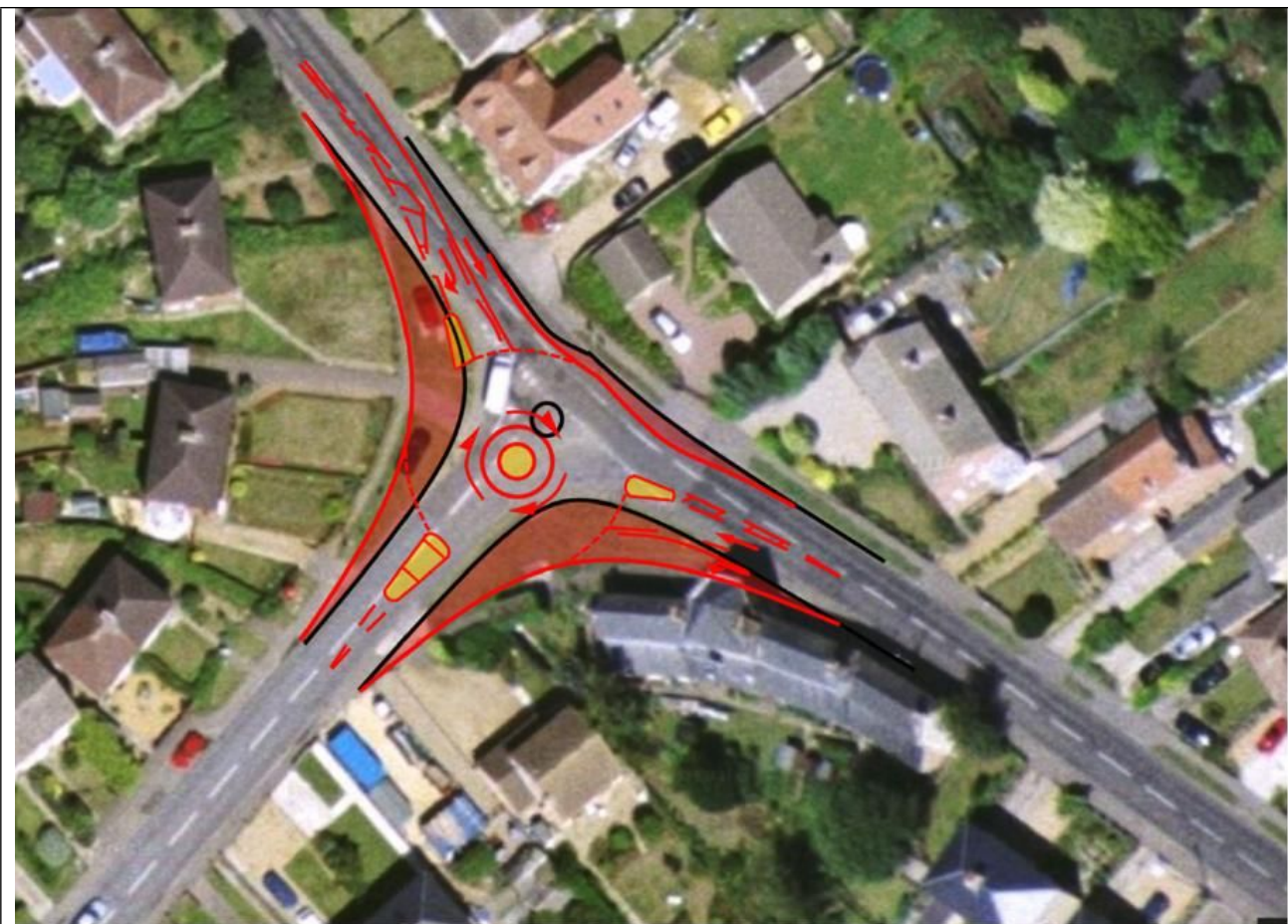


Fig 5: Artist's impression of the proposed roundabout, almshouses and their setting

Heads of terms for the completion of a Section 106 agreement

Cottenham – Rampton Road (S/2876/16/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	The first 8 properties should be allocated to those with a local connection to Cottenham and the remaining should be allocated on a 50/50 split basis between applicants with a District wide connection

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£220,800
Primary School	CCC	£772,800
Libraries and lifelong learning	CCC	£23,107.70
Transport	CCC	£46,283
Sports	SCDC	£60,000
Children's play space	SCDC	£80,000
Indoor community space	SCDC	£174,000
Household waste bins	SCDC	£73.50 per house and £150 per flat
Monitoring	SCDC	£3,000
Healthcare	SCDC	£50,680
Community Transport	SCDC	£102,667.18
Burial ground	SCDC	£32,340
TOTAL		£1,565,678
TOTAL PER DWELLING		£10,166.74

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local equipped area for play	SCDC	Local equipped area for play serving the play needs of 2-8 year olds on the development
Recreation ground extension	SCDC	To replace the land known as the 'Third Field'
Les King Wood	SCDC	Provision and maintenance of 5.5 ha of land known as Les King Wood

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Bus stop	CCC	Install a bus shelter at Lambs Lane stop
Footpath widening	CCC	Widening of the existing

		pedestrian/cycleway across the site frontage and the pedestrian/ cycleway along the northern side of Rampton Road between the site and the southern side of Oakington Road
Footway widening along B1049	CCC	Widening of the footway on east side of B1049 within 30mph zone between the junctions of B1049 with Dunstal Field and Appletree Close to enable shared use walking and cycling. The works include resurfacing and widening the path to 2.5m where possible within the existing public highway.
Roundabout works	CCC	Roundabout improvements at the Rampton Road/ Oakington Road Junction need to be implemented prior to occupation of the development.
Travel Plan	CCC	A Travel Plan Travel Plan will need to be provided for agreement with the County Council.
Cycle parking	CCC	Installation of cycle parking at locations to be agreed with the Parish Council and CCC along Cottenham High Street
Toucan Crossing	CCC	A Toucan crossing facility to be provided along Rampton Road at a location to be agreed with CCC (maintenance of crossing to be secured by s106 agreement)

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	YES
Detail	See 'Primary School'
Quantum	£220,800
Fixed / Tariff	Fixed
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings
Index to be applied from	Quarter 1 2016
Officer agreed	Yes
Applicant agreed	Yes
Number Pooled obligations	Two to date (Endurance Estates application at Oakington Road and Gladman application at Rampton Road)

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

	<p>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 1169 1347 1608"> <thead> <tr> <th></th> <th>Early Years</th> <th>Primary</th> </tr> </thead> <tbody> <tr> <td>Land off Rampton Road (S/1411/16)</td> <td>£286,200</td> <td>£715,500</td> </tr> <tr> <td>Land at Oakington Road (S/1606/16/OL)</td> <td>£194,400</td> <td>£486,000</td> </tr> <tr> <td>Land north east of Rampton Road (S/2876/16)</td> <td>£220,800</td> <td>£772,800</td> </tr> <tr> <td>36 Oakington Road (S/1952/15) * Already secured</td> <td>£59,400</td> <td>£148,500</td> </tr> <tr> <td>Total</td> <td>£760,800</td> <td>£2,122,800</td> </tr> </tbody> </table> <p>Across these 4 developments a contribution of £2,883,600 is being sought.</p> <p>Cottenham Parish Council are looking to deliver a new community centre and the plans currently include provision for an early years nursery following agreement, in principle, from CCC to direct relevant s106 early years contributions to the project. If in the future it is agreed by all parties that this proposition is a more viable option for providing early years accommodation then it may be that a deed of variation could be completed to redirect some of this money towards the Parish Council project. Until that time the solution will be early year's classrooms on the primary school site.</p>		Early Years	Primary	Land off Rampton Road (S/1411/16)	£286,200	£715,500	Land at Oakington Road (S/1606/16/OL)	£194,400	£486,000	Land north east of Rampton Road (S/2876/16)	£220,800	£772,800	36 Oakington Road (S/1952/15) * Already secured	£59,400	£148,500	Total	£760,800	£2,122,800
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Quantum	£772,800																		

Fixed / Tariff	Fixed
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings
Index to be applied from	Quarter 1 2016
Officer agreed	Yes
Applicant agreed	Yes
Number Pooled obligations	Two to date (Endurance Estates application at Oakington Road and Gladman application at Rampton Road)

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

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	YES
Detail	<p>Cambridgeshire County Council has a mandatory statutory duty under the Public Libraries and Museums Act to provide a comprehensive and efficient library service to everyone living, working or studying in Cambridgeshire.</p> <p>The importance of libraries to the quality of life, well-being, social, economic and cultural development of communities is recognised both nationally and locally. Therefore, it is important to include access to a range of library facilities to meet the needs of the residents of this new development for information, learning and reading resources in connection with work, personal development, personal interests and leisure.</p> <p>Cottenham is served by a level one library with an operational space of 128 sqm. The County Councils proposed solution to mitigating the impact on the libraries and lifelong learning service arising from this site and others in the area would be to modify the internal area at Cottenham library, to create more library space and provide more shelving and resources. In order to do this, we would require a developer contribution of £60.02 per head of population increase. This figure is based on the MLA Standard Charge Approach for public libraries (Public Libraries, Archives and New Development: A standard Charge Approach (Museums, Libraries and Archives Council, May 2010).</p> <p>The number of new residents arising from the scheme has been calculated by using the Council's detailed household multipliers and equates to 385 new residents (154 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 £23,107.70 (385 new residents x £60.02).</p> <p>This contribution would be used for:</p> <ul style="list-style-type: none"> • Removing the internal walls of the lobby and incorporating this space into the library operational space • Decreasing the size of the workroom/staffroom and adding the space freed up to the library area.
Quantum	£23,107.70
Fixed / Tariff	Fixed
Trigger	50% of the contribution prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	Two to date (Endurance Estates application at Oakington Road and Gladman application at Rampton Road)

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO

Ref	CCC6
Type	Transport
Policy	TR/3
Required	YES
Detail	<ol style="list-style-type: none"> 1. Contribution of £27k to CCC for the installation of RTP1 at the Lambs Lane bus stop. 2. Commuted sum of £7k for the ongoing maintenance of the shelter to be paid to the Parish Council, subject to agreement with the Parish Council. 3. A contribution of £6,283 towards the County Council's local highway improvement scheme at The Green junction in Histon 4. A contribution of £6,000 towards a local highway improvement scheme at Water Lane/ Oakington Road Junction.
Quantum	See 'Detail' section
Fixed / Tariff	Fixed
Trigger	<ol style="list-style-type: none"> 1. To be paid prior to commencement of development 2. To be paid upon the installation of the bus shelter 3. To be paid prior to commencement of development 4. To be paid prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	Each obligation has been secured on at least one other site (including the Gladman site at Rampton Road and the Endurance Estates site at Oakington Road)

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL	
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Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The recreation study of 2013 identified Cottenham as having a deficit of 5.26ha of outdoor sports space.</p> <p>Cottenham Parish Council has said that in order to meet the needs of future resident's sports contributions are required to part fund a number of projects including:</p> <ul style="list-style-type: none"> • New sports pavilion (est cost £350,000) • Additional cricket squares • Pitch drainage • Floodlights • Additional land <p>In applying the standard contributions to a policy compliant (albeit example) housing mix an offsite contribution towards indoor community space of circa £74,000 would be payable.</p> <p>The off-site contribution towards the increase in demand for provision of outdoor sports provision would ordinarily be in the region of £160,000 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 (as set out later in this document).</p> <p>On that basis (and as was secured at the Endurance Estates application for 50 dwellings at Oakington Road and the Gladman site at Rampton 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 £160,000 sports contribution the Council seeks a contribution of £60,000 with the difference (£100,000) being added to offsite indoor community space contribution.</p>
Quantum	£60,000
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupation of 50 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	Two to date (Endurance Estates application at Oakington Road and Gladman application at Rampton Road)

Ref	SCDC2
Type	Children's play space
Policy	SF/10
Required	YES
Detail	The recreation study of 2013 identified Cottenham as having a deficit of 4.70ha of children's play space.

	<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 MUGA and play equipment on the recreation ground.</p>
Quantum	£80,000 towards offsite MUGA
Fixed / Tariff	Fixed
Trigger	<p>Prior to occupation of 50 dwellings</p> <p>LEAP to be provided and available for use prior to occupation of 50 dwellings</p>
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	Two to date (Endurance Estates application at Oakington Road and Gladman application at Rampton Road)

Ref	SCDC3
Type	Informal open space
Policy	SF/10
Required	YES
Detail	The applicant will be required to provide, improve and maintain the area of 5.5 ha known as Les King Wood

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	<p>Cottenham is served by the Cottenham Salvation Army Hall and Cottenham Village Hall but nevertheless against the adopted standard there is a recognised shortfall of 383 square metres of indoor community space.</p> <p>Cottenham is defined as a Minor Rural Centre in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for Minor Rural Centres is as follows:</p> <ul style="list-style-type: none"> • Rural Centres should have at least one good sized facility which offers access to community groups at competitive rates. • The centre should feature one main hall space suitable for various uses, including casual sport and physical activity; theatrical rehearsals /performances and social functions. The facility should also offer at least one meeting room. • All facilities, including toilets, should be fully accessible, or retro-fitted to ensure compliance with Disability Discrimination Act legislation wherever possible. • Facilities should include a kitchen/ catering area for the preparation of food and drink. The venue should have the capacity for Temporary Events for functions which serve alcohol. • Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency measures in place, although this should be undertaken with the balance of expenditure/saving in mind, given the likely hours of usage.

	<ul style="list-style-type: none"> • Facilities should be designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep. <p>Cottenham Parish Council has advised the District Council that they intend to construct a new village hall on land that is within their control.</p> <p>The estimated cost of this building is £800,000 and is based on constructing a similar sized building to the new sports pavilion that the Parish Council recently built. The Parish Council have drawn up a brief for the building design and have now appointed an architect.</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 is expected to be received shortly. The ground floor will consist:</p> <ul style="list-style-type: none"> • 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 • Small meeting room <p>The first floor will consist:</p> <ul style="list-style-type: none"> • Sports & Social Club bar • Multipurpose rooms which can be hired together or separately • Kitchen • Balcony overlooking the playing fields <p>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.</p> <p>A financial contribution based on the approved housing mix would ordinarily result in a contribution in the region of £74,000 being payable.</p> <p>As explained above (under 'Sports') this contribution would be supplemented by a contribution of £100,000 from the reduced sports contribution meaning a total contribution of £174,000 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>
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Quantum	£174,000
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupations of 50 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	Two to date (Endurance Estates application at Oakington Road and Gladman application at Rampton Road)

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

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

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

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

OTHER OBLIGATIONS

Ref	OTHER 1																																						
Type	Health																																						
Policy	DP/4																																						
Required	YES																																						
Detail	<p>The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 585 residents and subsequently increase demand upon existing constrained services.</p> <p>The primary healthcare service directly impacted by the proposed development and the current capacity position is shown in Table 1 below.</p> <table border="1"> <thead> <tr> <th>Premises</th> <th>Weighted list size ¹</th> <th>NIA (m2) ²</th> <th>Capacity ³</th> <th>Spare capacity (NIA m2) ⁴</th> </tr> </thead> <tbody> <tr> <td>Cottenham Surgery</td> <td>3,636</td> <td>190.30</td> <td>2,775</td> <td>-59.03</td> </tr> <tr> <td>The Surgery, Telegraph Street</td> <td>12,224</td> <td>450.89</td> <td>6,575</td> <td>-387.33</td> </tr> <tr> <td>Total</td> <td>15,860</td> <td>641.19</td> <td>9,350</td> <td>-446.36</td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> 1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list. 2. Current Net Internal Area occupied by the Practice 3. Patient Capacity based on the Existing NIA of the Practice 4. Based on existing weighted list size <p>The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.</p> <p>Table 2 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.</p> <table border="1"> <thead> <tr> <th>Premises</th> <th>Additional pop growth ⁵</th> <th>Additional floorspace required ⁶</th> <th>Spare capacity (NIA) ⁷</th> <th>Capital required to create additional floorspace ⁸</th> </tr> </thead> <tbody> <tr> <td>Additional capacity</td> <td>370</td> <td>25.37</td> <td>-387.33</td> <td>£58,351</td> </tr> <tr> <td>Total</td> <td>370</td> <td>25.37</td> <td>-387.33</td> <td>£58,351</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 ¹	NIA (m2) ²	Capacity ³	Spare capacity (NIA m2) ⁴	Cottenham Surgery	3,636	190.30	2,775	-59.03	The Surgery, Telegraph Street	12,224	450.89	6,575	-387.33	Total	15,860	641.19	9,350	-446.36	Premises	Additional pop growth ⁵	Additional floorspace required ⁶	Spare capacity (NIA) ⁷	Capital required to create additional floorspace ⁸	Additional capacity	370	25.37	-387.33	£58,351	Total	370	25.37	-387.33	£58,351
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	<p>the nearest whole number). Calculated using an average of 1.5 residents per extra care apartment.</p> <p>6. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within “Health Building Note 11-01: facilities for Primary and Community Care Services”</p> <p>7. Existing capacity within premises as shown in Table 1</p> <p>8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,000/m²), rounded to nearest £.</p> <p>A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £58,351.</p>
Quantum	£58,351
Fixed / Tariff	Fixed
Trigger	100% prior to occupation of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	Two to date (Endurance Estates application at Oakington Road and Gladman application at Rampton Road)

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

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

Of the three burial grounds in Cottenham:

1. The Dissenters' Cemetery off Lambs Lane is within 3 or 4 years of being full. There are about 12 vacant plots remaining with between 3 and 6 new plots being used each year. They have contingency plans for interment of ashes but the pressing need is to bring a new strip of adjacent land into use for burials that would create capacity for around 50 additional plots. However, the charity has limited access to finance to pay for the necessary 10 metre hardened access path, a 50 metre replacement fence and ground preparation. Longer term there will be a need to consider some "recycling" of the oldest (100+ years as allowed by law) plots.
2. The "Church" part of the cemetery at All Saints Church is already full with recent "new plot" burials using plots in the unconsecrated "Public Burial Ground" part. This practice may become an issue creating an immediate need for additional consecrated space in which case the most likely solution is to acquire adjacent land from Cambridgeshire County Council.
3. The "Public Burial Ground" at All Saints Church has about 50 unused plots, equivalent to a maximum of 10 years supply at the recent rate of burials. The presence of a 70 unit apartment with care would likely create more pressure on burial spaces than houses meaning spare capacity is likely to be taken up quicker.

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

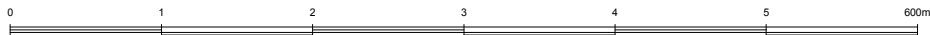
F	Burial/cremation 'demand' per house over 100 year period (2.5 per property)	2.5
G	% of people likely to be buried rather than cremated (assume 30%) source: Constitutional Affairs Select Committee Eighth Report, 2006.	30%
H	Burial plots needed per house (F x G)	0.75

	I	Cost of providing burial space on a per house basis (<i>E x H</i>)	£210.00
Quantum	£210 per dwelling (i.e. £32,341 if 154 dwellings are provided)		
Fixed / Tariff	Tariff		
Trigger	Paid in full prior to commencement of development		
Officer agreed	YES		
Applicant agreed	YES		
Number Pooled obligations	One to date (Gladman application at Rampton Road)		

Ref	OTHER3
Type	Community transport scheme
Policy	DP/4, TR/3 and NPPF
Required	YES
Detail	<p>Concerns have been expressed regarding the highways capacity of the Rampton Road development by itself, but also with the possibility of planning permission being granted for other large developments along Rampton Road. Some measures have been proposed by applicants, including such improvements as RTPI to encourage public transport travel into Cambridge. Other than Cambridge, key destinations for future residents to access sustainable transport modes include (a) the Cambridge Busway stop at Oakington (circa 2.5 miles) which will allow access to destinations including Cambridge, St Ives and Huntingdon and (b) Waterbeach train station (circa 4 miles) predominantly for commuters to London.</p> <p>A proposal has been put forward by Cottenham Parish Council to either establish a new community transport initiative and which they would run or alternatively the Councils would work with existing operators (such as Ely & Soham Association for Community Transport) to provide:</p> <p>(1) A fixed timetable during commuter hours between the development and the destinations of Oakington Busway stop and Waterbeach train station.</p> <p>(2) A flexible demand responsive service offering journeys throughout the village but also between the site and destinations including Ely.</p> <p>The cost of providing a subsidised service for 5 years is £320,000 comprising £70,000 vehicle purchase (2-3 years old) and £50,000 per annum subsidised service. A small fee over these 5 years will be charged for users of the service as the total cost is likely to be in the region of £90,000 per annum.</p> <p>There are 3 large planning applications in Cottenham comprising a total of 480 dwellings.</p> <ul style="list-style-type: none"> • Land off Rampton Road (S/1411/16) 200 houses plus 70 bed care home • Land at Oakington Road (S /1606/16/OL) 126 dwellings • Land north east of Rampton Road (S/2876/16) 154 dwellings <p>The Council is proposing dividing the total cost across all developments (ensuring that there is a fair and reasonable approach) such that each new dwelling will be required to contribute £666.67.</p>

	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.
Quantum	£666.67 per dwelling (i.e. £102,667.18 if 154 dwellings is provided)
Fixed / Tariff	Tariff
Trigger	TBA
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One to date (Gladman application at Rampton Road)

Ref	OTHER4
Type	Sport land re-provision
Policy	SF/10 and SF/11
Required	YES
Detail	<p>The proposal results in the loss of the Third Field with the same land being re-provided on land within the red line.</p> <p>The planning obligation will be required to secure the land, ensure that it is provided in a fit for purpose state and also to restrict development on the Third Field until the new recreation land has been provided and signed off as useable by a suitably qualified person.</p>



FOR INTERNAL USE ONLY

Scale - 1:5000

Time of plot: 12:51

Date of plot: 24/07/2017



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Cambridgeshire
District Council**

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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 2017

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2413/17/OL
Parish(es):	Cottenham
Proposal:	Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of No. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses. (resubmission)
Site address:	Land Off Rampton Road
Applicant(s):	Gladman Developments Limited
Recommendation:	Approval subject to Section 106 legal agreement
Key material considerations:	Housing Land Supply Principle of Development Character and Appearance of the Area Density Housing Mix Affordable Housing Developer Contributions Design Considerations Trees and Landscaping Biodiversity Highway Safety and Sustainable Travel Flood Risk Neighbour Amenities Heritage Assets
Committee Site Visit:	No (Members visited the site on 31 January 2017)
Departure Application:	Yes – Press Notice 12 July 2017 site notice 11 July 2017.
Presenting Officer:	Julie Ayre, Team Leader East
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council
Date by which decision due:	30 October 2017

Executive Summary

1. This application is a resubmission of an application which Members on the 23 March 2017 resolved to grant planning permission, but was not determined until the 19 May 2017 due to finalisation of the Section 106 legal agreement. During this period, the supply of housing policies were the subject of a Supreme Court Judgement (10 May 2017), which materially altered the weight associated with supply of housing policies. However, this now tilted balance still places greater weight on the delivery of housing, where a lack of 5 year housing supply is present in accordance with Paragraph 14 of the National Planning Policy Framework. This earlier application has now been the subject of a challenge (Judicial Review) which has not yet been determined. This application is almost identical to that previous application S/1411/16/OL, and addresses all the points raised in legal challenge. In addition Members are advised that the applicant has an earlier application S/1818/15/OL at appeal which was deferred in April, 2017 to be reconvened on 21 September 2017, for a similar scheme.
2. This proposal, 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 in this location 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.
3. Given that the Council cannot demonstrate currently a five year housing land supply, its “housing supply policies” remain out of date (albeit “housing supply policies” do not now include policies ST/5, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court in the *Hopkins Homes* appeal, para. 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, “unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...”.
4. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/5, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh” the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court.
5. The benefits from the development are set out below: -
 - i) The provision of up to 200 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 affordable dwellings towards the identified need across the district.
 - iii) The provision of a significant amount of public open space including children’s playspace within the development.
 - iv) Developer contributions towards traffic schemes, education, sport space, open space, community facilities, community transport and burial grounds.
 - v) Employment during construction to benefit the local economy.
 - vi) Greater use of local services and facilities to contribute to the local economy.

These benefits must be weighed against the following adverse impacts of the development: -

- i) Location outside village framework and the objectives of policies DP/1(a) and DP/7.
 - ii) Scale of development and the objectives of policy ST/5
6. 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.
 7. This application differs from application S/1411/16/OL as it includes the wording associated with ecological enhancements within the legal agreement and the application has served Notice under Certificate B, Section 66 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 on additional land owners previously not identified. This was due to the fact that owners had changed during the processing of the earlier application.
 8. This application significantly differs from the early application S/1818/15/OL as it provides mitigation to address the concerns raised within this application. Discussions have been ongoing between the applicant and the Local Highway Authority in order to address the earlier reasons for refusal associated with highway safety and a package of mitigation works have been proposed and agreed between the parties, which involve works to the roundabout and will be subject to condition. In addition considerable amount of work has been carried out to reduce the landscape harm, identified by the previous application. The applicant has sought to improve significantly the landscaping within the site by increasing the landscaping at the edges and re-arranging the proposed development to minimise the impact further on the wider landscape area. It has been concluded that the development would have some visual impact upon the landscape setting at the edge of the village. However, it is considered that the landscape impact is limited and can be successfully mitigated as part of the outline application by improved landscaping at the edges of the site and that this would be conditioned.
 9. These limited adverse impacts must be weighed against the benefits of the positive contribution of up to 200 dwellings and 70 apartments with care towards the housing land supply in the District, based on the objectively assessed 19,500 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector, the provision of 40% affordable homes, developer contributions towards sport space, children's play space, community facilities in the village and improvements to traffic schemes in the village, employment during construction to benefit the local economy and greater use of local services and facilities to contribute to the local economy.
 10. When weighing the benefits against the harm against the policies in the NPPF taken as a whole (which aim to boost significantly the supply of housing), the proposal is considered to meet the definition of sustainable development. In accordance with the guidance within paragraph 14 of the NPPF, planning permission should therefore be granted.

Planning History

- Site*
11. S/1411/16 -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 – Approved, but subject to a Judicial Review application.

12. 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 on the grounds of highway safety and landscaping character harm (Appeal Submitted)
S/1816/15/E1 - Screening Opinion - EIA Not Required

Adjacent Sites

13. S/2876/16/OL - Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved at Land North East of Rampton Road - Pending Decision
S/1606/16/OL - Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access) at Land at Oakington Road - Pending Decision
S/1952/15/OL - Outline application for the demolition of existing barn and construction of up to 50 dwellings with all matters reserved except for access at Land at Oakington Road – Approved

National Guidance

14. National Planning Policy Framework 2012
National Planning Practice Guidance

Development Plan Policies

15. 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.
16. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres
17. **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 Listed Buildings
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Area
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

18. **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
Listed Buildings SPD – Adopted July 2009
District Design Guide SPD – adopted 2010
Public Art SPD- Adopted 2009
Health Impact Assessment SPD – March 2011

19. **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

20. **Cottenham Parish Council** (full copy attached as appendix 2) – Commented on the original proposal as follows: -

“Recommends refusal of the proposal as they considered it to be unsustainable under National Planning Policy (NPPF) and inconsistent with key South Cambridgeshire District strategic planning policies and policies of the adopted plan.

21. The increase of new housing is sufficiently detached from the established settlement

to limit severely the suggested social and economic benefits to Cottenham. It would significantly increase traffic in the area and on the wider local network from Oakington/Rampton Road roundabout and onwards as far as the A10 and A14. This increased traffic is of particular concern for noise, pollution and safety wherever houses are only separated from the road by narrow, often uneven, pavements or are heritage assets inhabited by vulnerable elderly residents.

The earlier application had several errors in the Officer's planning balance in favour of permission. Which were as follows:

1. Errors relating to the discrepancies between names on certificate of ownership in planning application and signatories to the Section 106 legal agreement.
2. Lack of reference to the Supreme Court Judgement which narrows the range of development policies which can be considered as "relevant policies to the supply of housing"
3. Inadequacies in the consultation and consideration of potential harm on a designated heritage asset.

22. In addition there is concern regarding the increase in traffic (20%) identified contrary to NPPF 32,34,35,37,38 and 39
- a. Regarding the proposed new access and secondary access unless restricted by use of bollards, could become the "traffic desire line" and bear the burden of traffic, being traffic onto Rampton Road at a point which affects the amenity of the largest number of existing residents. The proposed primary access near 295 Rampton Road, is on the crest of a hill reducing visibility. Emerging traffic will then flow onto junctions with known congestion problems.
 - b. Pedestrian access relies on significant improvements to speed management on Rampton Road and also the quality of pavements between the site and Lambs Lane, including a safe crossing over Rampton Road. Several of the proposed benefits for pedestrians are already included in plans funded from previous developments.
 - c. The Gladmans travel plan is flawed and it is not appropriate in a rural location. Access to public transport in this area of the village is restricted due to the way in which the Citi8 service to Cambridge only passes this area on its northbound journey back to Cottenham from Cambridge. Journeys into Cambridge are extended either by the need to walk across the Village Green or accept a detour and possible wait at Lambs Lane before the onward journey. We lack confidence in the plan to decrease traffic movements.
23. Drainage: NPPF 102 and 103, The applicant has not taken into sufficient account the flood risk arising from additional surface water flowing into the ditches and drains that protect the low-lying land around Cottenham. Cottenham is a fen edge village and within the village is the Cottenham Lobe, the main route from which surface water is taken from a larger area (including Bar Hill, Oakington and under some circumstances, Northstowe) via the Old West River (a.k.a. Ely Great Ouse) out to the Wash. Water levels in the Catchment Drain, suggested as the main drain for this development, are to be maintained at safe levels by a number of limited capacity pumping stations that transfer water into the Great Ouse. We are particularly concerned about anything that adds water flow to the route and have serious concerns about the design-specifically the limited on-site retention capacity and control of mid-term release rate-and, given the limited Internal Drainage Board pumping capacity- long-term surface water management to counter any potential flood risk to the wider area.
24. Overloading of Primary School – Contrary to NPPF 72, An extension was recently built to copy with the current capacity, any increase in capacity needs to be handled carefully to reduce the impact on the cohesive role the school plays in the village. Any

extension to the school would involve land currently leased to the Cottenham Parish Council as a key part of the Recreation Ground. If this is pursued then there would be no immediate prospect of cost-effectively expanding the formal sports space.

25. Affordable Housing: In principle it is recognised in the Cottenham emerging Neighbourhood Plan that Cottenham needs more homes but not at the expense of an excessive number of market homes disconnected from the village. Due to their distance from the core of the village the development fails to be sustainable.
26. Pre-school places:- the development fails to meet NPPF 72. Cottenham has a known excess of demand over places which will get worse. Section 106 financial contributions are not a sufficient solution, since the only apparently current available site on which to build a Nursery of adequate size is in the open countryside and falls foul of DP/7.
27. Medical/day care facilities:- will increase population by 10% and is biased towards the elderly which will increase the demand on already overburdened facilities.
28. Employment:- fails to meet NPPF 17 and 19 without local provision, beyond construction, phase it will increase local commuter traffic.
29. Leisure :- current demand for leisure outstrips supply. There is no meaningful sustainable way for established areas of the village to use the facilities on-site due to its remoteness (NFFP 58)
30. Conservation/village core:- NPPF 131,132,134 and 138 The distance of the development from the village core results in increased traffic and parking, therefore damaging the character of the village cores and the views approaching the village from Oakington and Rampton.

Permission should be refused.

31. **Urban Design Officer** – Comments as the same as the previous application S/1411/17/OL as there has been no change in the proposals, : that the indicative layout has been amended to incorporate a wider green corridor through the centre of the development, and to provide a 30m wide tree belt along the south/west boundary. This will address the previous reason for refusal for this site relating to the harm to landscape character, by screening the development over time and fragmenting the appearance of the development in long distance views from Rampton Road, through pockets of trees breaking up the roofscape. This would be more effective than an artificial looking block of planting. The amount of development footprint has not been reduced, the developable area has simply been extended west to compensate for the additional landscaped area, and it is proposed that the row of existing housing along Rampton Road is now continued. 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 200 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.
32. 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.
33. **Trees and Landscapes Officer** – Comments as previously as the scheme is the same as S/1411/16/OL : that the arboricultural report submitted with the application is comprehensive and makes reasonable recommendations in relation to the development. Has no objections and considers that the development could enhance biodiversity and tree cover on the site. Recommends a condition in relation to a tree protection plan and strategy together with its implementation prior to the commencement of the development and any site preparation and delivery of materials.
 34. **Landscape Consultant** – Comments as previously as the scheme is the same as S/1411/16/OL: that the proposals would be less harmful in landscape and visual terms than the previously refused application. Inevitably, the proposal would still result in some harm to the rural open landscape character and setting of the village. The effects upon the Rampton Road frontage would be increased by development extending further north than the existing development. The landscape structure as indicated on the amended development framework plan could, if appropriately managed in the long term, provide some mitigation and reduce the level of landscape and visual harm albeit the landscape character and appearance of this part of the settlement would be markedly altered. Requires conditions in relation to an amended parameter plan with full landscape details, detailed existing and proposed level and contour information of any landform changes. Also requests the Section 106 legal agreement to secure advance planting on the north western and south western boundaries and a landscape and ecological management plan for all areas of land outside private gardens.
 35. **Ecology Officer** – Comments as previously stated on S/1411/16/OL and has no objections and comments that the application is broadly acceptable in terms of impacts upon on site ecology but conditions are required in relation to an updated protected species mitigation strategy for badgers, barn owls and bats, an ecological enhancement scheme and artificial lighting scheme.
 36. **Conservation/Listed Building Officer** – Comments that the application is accompanied by a Built Heritage Statement prepared by WYG, which meets the requirements of NPPF paragraph 128 for the applicant to provide an assessment of affected heritage assets.
 37. The site is not within a conservation area and contains no built heritage assets. There is separation between the site and Cottenham Conservation Area, with no intervisibility and considerable intervening development; the proposal will have no impact on the setting and significance of the conservation area or the listed buildings contained within it. Similarly the proposal will have no impact on the setting and significance of Tower Mill (listed at grade II – 1164084), which stands within a housing development off Lamb’s Lane.
 38. The proposal includes alterations to the junction of Oakington Road and Rampton Road, within the setting of the Moreton Charity Almshouses, Rampton Road (listed at grade II - 1127333).
 39. The almshouses bear the date 1853; they are of two storeys, 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. The extant footpath appears to follow the line of the junction as it was until the second half of the 20th century. The almshouses were constructed slightly apart from the contiguous development of Cottenham, roadside but otherwise surrounded by orchards and fields. By the 1930s a number of detached and semi-detached houses had been built around the junction and along Rampton and Oakington Roads, with ongoing infill development. By 1975 the junction with Oakington Road had been narrowed through the introduction of roughly triangular greens, with the concurrent or later introduction of a mini roundabout. The setting of the building as it contributes to significance has been largely lost. Despite the surrounding development the building remains as a local landmark of high aesthetic value, in a prominent position at the junction. The almshouses are occupied by elderly residents as a continuation of their original social function, which contributes to the communal and historical significance of the buildings. The building has experienced some deterioration attributed in part to water thrown up from the road, and has some loose fabric to the façade.

40. The proposal will widen the existing road, introducing a larger roundabout. The road will be brought closer to three properties within the almshouses than at present. The existing footpath and a strip of the later 20th century 'green'/grass verge will be retained. An island, bollards, signage, and speed bumps may be introduced, details to be clarified at Reserved Matters.
41. The contribution of the setting to the significance of the building has been largely eroded. The works principally affect the layout of the junction dating to the later 20th century, and will have a neutral impact on the setting of the listed building as it contributes to 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 could cause harm to the significance of the listed building.
42. Concerns have been raised over the potential impact on the fabric of the building from increased traffic and proximity and impact of standing water being splashed against the building. The impact of water damage is an existing concern. The proposed works will bring the road closer to part of the building, and may exacerbate an existing problem or may offer the opportunity for improved drainage. Similarly, vibration from increased traffic passing the building may exacerbate an existing problem to part of the building. The proposals for the junction will not directly harm the listed building; however the proposals may indirectly increase existing issues to part of the building. Due to this possibility, I consider that there is potential for the proposals to cause a low level of less than substantial to the listed building. This should be weighed against any public benefits of the scheme under NPPF paragraph 134.
43. **Environmental Health Officer** – Has no objections in principle subject to conditions in relation to construction noise/vibration and dust, noise mitigation and insulation scheme for the dwellings from traffic on Rampton Road; noise barrier for dwellings alongside the access roads, plant and equipment for care home and noise insulation, restriction of hours for commercial deliveries and collection for care home, odour control for extraction equipment for care home, artificial lighting scheme and waste management and minimisation strategy. A confirms that the new scheme fully complies with the latest EHO guidance for new residential developments.
44. **Air Quality Management Officer** : has no objection subject to a condition associated with Renewable energy technologies and there installation on site to provide at least 10% of the buildings' total predicted energy requirement from on-site renewable

energy sources. This requirement will align with BREEAM sustainable building certification. A detailed strategy should also include measures to be included within the reserved matters application such as re-charging points within the scheme and the measures to be adopted to reduce the carbon footprint of the new development.

45. **Contaminated Land Officer** – Comments are as the previous application: that the submitted report makes recommendations for further investigation although it is also agreed that the site appears low risk in terms of potential contamination. Requires a condition to be attached to any consent for the detailed investigation of contamination.
46. **Affordable Housing Officer** – Have reviewed this new application but have confirmed that their comments are as previous: that all developments that increase the net number of dwellings on a site by 3 or more need to provide 40% affordable housing suitable to address local housing needs. This proposed scheme is for up to 200 dwellings, therefore up to 80 would need to be affordable. The tenure mix for affordable housing in South Cambridgeshire District is 70% affordable rented and 30% intermediate housing. As at May 2016 there were a total of 1689 applicants registered on the housing register for South Cambridgeshire and 855 help to buy applicants. There are 70 people in need in Cottenham with a local connection. In Major Developments, Rural Centres and Minor Rural Centres the type (house, flat, bungalow) and size (bedrooms) of affordable housing will be based on the need across the district as a whole. However with 5 Year Land Supply sites such as this, there is also a requirement to address local housing need. As a starting point for discussions on the requirement for a local connection criteria on 5 year land supply sites, the first 8 affordable homes on each 5 year land supply site will be occupied by those with a local connection, the occupation of any additional affordable homes thereafter will be split 50/50 between local connection and on a Districtwide basis. If there are no households in the local community in housing need at the stage of letting or selling a property and a local connection applies, it will be made available to other households in need on a cascade basis looking next at adjoining parishes and then to need in the wider district in accordance with the normal lettings policy for affordable housing. The number of homes identified for local people within a scheme will always remain for those with a local connection when properties become available to re-let. In all cases the internal floor areas for the affordable housing should be required to meet the Nationally Described Space Standardsⁱ 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.
47. **Section 106 Officer** – Confirms that the requirements are the same as those sought on S/1411/16/OL: 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.
48. **Local Highways Authority** – Comments as the previous application S/1411/16/OL : Has no objections to the scheme as amended and comments that drawing numbers 1434/19 Revision B and 1434/20 Revision B are acceptable.
49. **Cambridgeshire County Council Transport Assessment Team** – Has no objections to the scheme as amended subject to conditions in relation to the submission of a travel plan for each use on the site; improvements to the roundabout at the junction of Rampton Road and Oakington Road; improvements to the pedestrian and cycle facilities on Rampton Road between the development site and south of Oakington Road; the installation of a bus shelter to the bus stop on Lambs Lane, the widening of the footway on the east side of the B1049 within the 30 miles

per hour zone between the junctions of the B1049 with Dunstal Field and Appletree Close to enable shared use walking and cycling; the provision of a crossing facility (toucan) on Rampton Road; and the installation of cycle parking on Cottenham High Street at locations to be agreed with the Parish Council.

50. The development also requires a Section 106 agreement to secure a contribution of £27,000 to the County Council towards the installation of Real Time Passenger Information at the bus stop on Lambs Lane, a contribution of £7,000 to the Parish Council towards the maintenance of the bus stop on Lambs Lane, a contribution of £38,661.70 to the Parish Council towards the maintenance of the crossing facility on Rampton Road, a contribution of £9,620 to the County Council towards the local highway improvement scheme at The Green in Histon and a contribution of £6,000 to the County Council towards a local highway improvement scheme at the junction of water lane and Oakington Road junction in Oakington.
51. **Cambridgeshire County Council Historic Environment Team** – Have not commented on this latest scheme but commented previously on S/1411/16/OL as follows: as amended that previous advice required the need to secure an area at the south east corner of the site for the sustained preservation in situ of significant below ground archaeological remains. This zone was identified from a trench based evaluation in which Iron Age enclosures, field boundaries, evidence for buildings with purported placed deposits in the perimeter ditch of one, watering holes and quarries, and Roman and Saxon settlement evidence features were found. Archaeological evidence was either of negligible significance or absent over much of the application area, providing a strong contrast to this area of multi-period occupation evidence. The inclusion of the archaeological preservation zone into the scheme showing its use as public open space free from tree plantings and structures is welcomed. This arrangement should be secured by a management plan condition. The remaining part of the archaeological area should be subject to a condition for a programme of archaeological investigation. Requires the Archaeological Protection Area to be incorporated into the Heads of Terms of any S106 Legal Agreement that is drawn up for the development to ensure that any future, post-occupation plans to attempt development on this plot are informed by the restriction imposed under this planning application, to enable the remains to be protected in perpetuity.
52. **Cambridgeshire County Council Flood and Water Team** – Has no objections as amended and comments that the updated Flood Risk assessment now acknowledges that infiltration may be possible across parts of the site that SUDS should be used across the site and details of the greenfield run-off rate for the developable area have been provided. Requires conditions in relation to a surface water drainage strategy based upon the principles of the Flood Risk Assessment dated August 2016 by Enzygo (ref. SHF.1132.024.HY.R.001.G) and maintenance arrangements for the surface water drainage system.
53. **Sports England** – Has no comment as the proposed development does not fall within either their statutory remit or non-statutory remit.
54. **Natural England** – Has no comment.
55. **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.
56. **Old West Level Internal Drainage Board** – Comments that the Flood Risk Assessment states that surface water will be balanced on site and discharged into the

Boards main catchment drain. The assessment recognises that the discharge rate will need to be limited to the greenfield run off rate of 1.1 litre/second/hectare and that surface water will be balanced on site. The Board raise no objections in principle with this strategy but wish to see the detailed design and states that any discharge will require the prior consent of the Board in the form of a legal agreement and any temporary pumping will also require the consent of the Board.

57. **Anglian Water** – has not responded but commented on the previous application S./1411/16/OL as follows: (Waste Water Treatment) The foul drainage is in the catchment of Cambridge Water Recycling Centre which has available capacity. (Foul Sewerage Network) Request a condition covering the drainage strategy to ensure no unacceptable risk of flooding downstream. (Surface Water Disposal) The proposed methods of surface water disposal do not relate to Anglia Water operated assets.
58. **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.
59. **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.
60. **Cambridgeshire County Council Libraries Team** – Comments that the development and other developments in the area would require contributions of £30,010 towards a scheme to increase the capacity of the existing library. This would be achieved through the removal of internal walls and decreasing the size of the workroom/ staffroom to create an enlarged library area.
61. **NHS England** – Has not responded on this latest application but commented on the previous application S/1411/16/OL as follows: the proposed development is likely to have an impact on the services of 2 main GP practices and a branch surgery operating within the vicinity of the application site. The GP practices do not have capacity for the additional growth resulting from this development. The development could generate approximately 585 residents and subsequently increase demand upon existing constrained services. It would have an impact on primary healthcare provision in the area and therefore must provide appropriate levels of mitigation. In this instance, the development would give rise to a need for improvements to capacity by way of extension, refurbishment, reconfiguration or relocation at Cottenham Surgery; a proportion of the cost of which would need to be met by the developer. A developer contribution will be required to mitigate the impacts of this proposal. The calculated level of contribution required is £80,220. This sum should be secured through a planning obligation linked to any grant of planning permission.
62. **Cambridgeshire Fire and Rescue Service** – Comments as previously on S/1411/17/OL : Requires adequate provision for fire hydrants through a condition of any consent.

63. **Crime Prevention Design Officer** – Comments that there is no objection in principle but would welcome involvement in the the layout of the development at reserved matters stage and states that the application should be built to the principles of ‘Secured by Design 2016’.
64. **Campaign for the Protection of Rural England** – has not commented on this application but commented on the previous application S/1411/16/OL as follows: Objects to the application and comments that a proposal of this size should come forward as part of the Local Plan review. The site was rejected at the Issues and Options stage of the emerging Local Plan. A development of 50 dwellings at Cottenham has recently been approved that would contribute to any perceived housing need in Cottenham. The impact upon infrastructure particularly schools should be considered.
65. **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.
66. **Cottenham Village Design Group** – Has not responded but commented on the previous application S/1411/16/OL as follows: Objects to the application on the grounds that the site is not sustainable as it conflicts with some of the guidelines in the Cottenham Village Design Statement. It also comments on the community aspect of the application, stating that existing facilities are struggling with capacity including the schools and health care. From a economic aspect the site is remote so leads to most journeys being predominantly by car and as the village has limited parking, residents with travel to businesses outside Cottenham. In respect of landscaping of the site the development will project significantly into the countryside. In addition its open and exposed ridge-site means that it has the potential to have a disproportionately adverse impact on the views into and around the village, urbanising the character of the landscape. A development should be well integrated into a settlement to ensure that it residents are able to access core services, We believe this development scores poorly in this regard.

The historic nature of Cottenham is linear with ribbon development - This development is a significant distance from services in the village core (15-20mins walk) and 10 mins is considered the optimal. Much of the walk would be hazardous due to the condition and width of the pedestrian footways. The elderly would be particularly isolated. We note that there is a provision for a pedestrian link from the eastern corner of the site to Rampton Road, such links would be essential . However, it is unclear if the developers have control of the land in order to bring forward the link. The open space on site is encouraging but this is of limited benefit to the village due to its location. We would be keen to see a pedestrian and cycle access through to Oakington Road and linking to other developments.

In relation to highways Cotteham is a rural community not located near any major roads and with poor public transport and cycle links compared to other villages in the area resulting in a higher proportion of residents driving to work. The included Travel Plan mentions visibility splays at proposed junctions but fails to deal with the other issues associated with the settlement such as very busy, narrow and uneven roads and pavements. This site has limited accessibility for users and is on the upper limit of what would be acceptable for walking journeys for reasonably fit person but would be to far for any one with mobility issues. In addition Cottenham has poor public transport links, the Citi8 service to Cambridge is relatively frequent at 20 mins,

however, this bus is very slow taking a circuitous route, and during rush hour arrival times are significantly different to the published ones. Cyclist also share the road with vehicles and the roadway varies in width. The Guided Bus stop is 3.5km from the site and there is no effective drop-off/pick up facilities.

Representations

67. 33 letters of objection have been received from local residents that raise the following concerns: -
- i) Overcrowded and insufficient infrastructure to cope with the development i.e. roads, schools, doctors surgeries.
 - ii) Ruin the feel of the village and the green land around Cottenham and the various wildlife species would have their habitat ruined.
 - iii) Cottenham is inaccessible by public transport (1 hr to reach city centre) therefore new residents will need to use their cars, therefore over 400 cars.
 - iv) Distance from the centre of the village to access groceries etc, lack of parking in Cottenham will drive both new and existing residents out of the Cottenham shops and to elsewhere.
 - v) Not planned development
 - vi) Applications states up to 40% affordable, so they can drop this number
 - vii) The village is in danger of flood from this development.
 - viii) Increase in traffic on an already busy road would result in highway safety issues for vehicles, pedestrians and cyclists and pollution.
 - ix) Development should be focused on Northstowe and Waterbeach not vulnerable villages like Cottenham.
 - x) Unsustainable traffic flows in the village.
 - xi) Distance from centre of village services and facilities and bus service to city takes a long time.
 - xii) Flood risk and foul water drainage.
 - xiii) The affordability of dwellings.
 - xiv) Our houses currently shake with the level of traffic on the road, 200 more will make it worse.
 - xv) The village has already take significant increases from other application this extra application is too much.
 - xvi) this application will be ruined by greedy developers
 - xvii) Almshouses will be swamped by extra traffic and ugly roundabouts at their front door.
 - xviii) Destroy valuable agricultural land, and detrimental to wildlife and would change the aspect o the village.
 - xix) Move towards merging two villages (Rampton and Cottenham)
 - xx) Number of properties fronting Rampton Road, have been burgled over the last 3 years and potential footpath links through properties would result in increased risk.
 - xxi) Loss of important natural habitat. The development will result in a permanent loss of 14.16hectares of prime farmland with prime farmland and with it the soil sequestration of over 7,000kg of carbon each year at a time when the UK Government is struggling to meet its green house gas emission targets.
 - xxii) Detrimental impact on the setting of a nearby heritage site: The Tower Mill, Listed Building ID50807.
 - xxiii) Rampton Road is a narrow steeply cambered road with very narrow paths, it is neither wide enough or safe enough to deal with the current volves of traffic let alone an increase.
 - xxiv) Impact on residential amenity in respect of noise
 - xxv) Unacceptably high density and over-development
 - xxvi) Impact on character of Conservation Area.
 - xxvii) This is greenbelt land there is a brown field site a Waterbeach would be better

suited for development.

xxviii) Cottenham has no industry and no major shops.

68. 16 letters of support has been received from a local resident that comments
- i) The development would provide much needed housing but 40% needs to be affordable.
 - ii) Welcome upgrade of the Rampton Road/Oakington Road roundabout. I live very close and an upgrade will make it much better/safer and will improve the flow of traffic whilst reducing the speed of cars entering the roundabout.
 - iii) Roundabout needs improving
 - iv) The parish council are seeking to delay this application and openly announced that in a meeting on the 6 June 2017 to allow the neighbourhood plan to be adopted, this is to frustrate the planning system. They are using the precept to pay for challenges on the basis they have a clear mandate to do so however, most villagers are fairly relaxed about the scheme which is evident from the number of objections received to the previous schemes 54 and there are 6,500 residents in Cottenham.
 - v) This development will support the existing and new local business to survive and grow.
 - vi) The care home will bring local employment opportunities.
 - vii) The site is within close walking distance of the village Older People Day Service, Nursery, Primary School, Secondary school and Sixth Form College.
 - viii) Better flow of traffic.
 - ix) Speed reduction measures.
 - x) Loss of space to the Almshouses will have minimum impact as this is never used, the occupants always use the back doors.
 - xi) The scheme that the roundabout services will provide 70 modern homes for the elderly that will be great for local villages who want to stay in the village and this will outweigh any perceived harm to two of the residents of these dated properties.
69. Cottenham Charities : objects as owner of the Almshouses and comments as follows:
- i) Damage to the Grade II listed buildings from heavy traffic associated with the new development and the new roundabout layout proposed as part of the mitigation.
 - ii) Cycle path is right outside the Almshouses front door, these doors are used daily by elderly residents which is not sensible as there could be an accident. The safety aspect is also in question if the grass verge disappears because the footpath becomes narrow and the protection offered to the elderly and school children is reduced.
 - iii) The trust is obliged to let out the Almshouses as social housing to the 'aged poor' occupant s deserve a quiet retirement.
 - iv) Finding new occupants for the houses may be problematic due to the proximity of the traffic.
 - v) The trustees question whether these proposed alterations will improve safety and congestion sufficiently to justify the likely damage to our listed building.
 - vi) Residents should not have to suffer disturbance from closer additional traffic, noise and vibration that will be produced and exacerbated by this development and the proposed modified junction.

Site and Surroundings

70. The site is located outside the Cottenham village framework and in the countryside. It is situated to the south west of the village and comprises a large arable field that measures approximately 14 hectares in area and a single dwelling (No. 117 Rampton

Road). The land rises from the north west to the centre of the site and falls away to the south east. A ribbon of residential development lies along Rampton Road to the east. Open agricultural land lies to the south. Sporadic landscaping forms the north western boundary. No public footpaths lie within the vicinity of the site. The nearest listed building are the Water Tower on Lambs Lane and the Almshouses at the junction of Rampton Road and Oakington Road. The site is not in the conservation area. The site is situated within flood zone 1 (low risk).

Proposal

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

Planning Assessment

73. 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

74. 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.
75. 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 154 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

76. 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.

77. 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 based the methodology used 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 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.
78. 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, on the basis of the legal interpretation of "policies for the supply of housing which applied at the time of the Waterbeach decision, were 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).
79. 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 and held that the term was so not to be restricted to 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies in the Council's development plan which have the potential to restrict or affect housing supply were to be considered out of date in respect of the NPPF. The decision of the Court of Appeal tended to confirm the approach taken by the Inspector who determined the Waterbeach appeal. As such, as a result of the decision of the Court of Appeal, policies including policy ST/5 of the Core Strategy and policies DP1(a) and DP7 of the Development Control Policies DPD fell to be considered as "relevant policies for the supply of housing" for the purposes of NPPF para.49 and therefore "out of date".
80. However, the decision of the Court of Appeal has since been overturned by the Supreme Court, in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as "relevant policies for the supply of housing" for the purposes of the NPPF. The term "relevant policies for the supply of housing" has been held by the Supreme Court to be limited to "housing supply policies" rather than more being interpreted more broadly so as to include any policies which "affect" the supply of housing, as was held in substance by the Court of Appeal.
81. The effect of the Supreme Court's judgement is that policies ST/5, DP/1(a) and DP/7 are no longer to be considered as "relevant policies for the supply of housing". They are therefore not "out of date" by reason of paragraph 49 of the NPPF. None of these adopted policies are "housing supply policies" nor are they policies by which "acceptable housing sites are to be identified". Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in the Framework at para. 7. It is considered that policies ST/5, DP/1(a) and DP/7, and their objective, individually and collectively, of securing locational sustainability, accord with and further the social and environmental dimensions of sustainable development, and accord therefore with the Framework.

82. However, given that the Council cannot demonstrate currently a five year housing land supply, its “housing supply policies” remain out of date (albeit “housing supply policies” do not now include policies ST/5, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court, para. 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, “unless and adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...”.
83. This means that even if policies are considered to be up to date, the absence of a demonstrable five year housing land supply and the benefit, in terms of housing delivery of a proposed residential-let development supply cannot simply be put to one side. The NPPF places very considerable weight on the need to boost significantly the supply of housing, including affordable housing, particularly in the absence of a five year housing land supply. As such, although any conflict with adopted policies ST/5, DP/1(a) and, DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing the delivery of housing, particularly in the absence, currently, of a five year housing land supply.
84. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/5, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh” the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal.

Sustainable Development

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

Economic Aspects

86. The provision of up to 200 new dwellings and 70 apartments with care will give rise to significant employment during the construction phase of the development and would have the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.

Social Aspects

Provision of Housing

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

Housing Delivery

88. The applicant suggests that subject to market conditions, all of the units will be delivered within 7-8 years (25 - 30 market dwellings per year) from the date of the outline consent, and they have a track record of achieving this.
89. Taking into account the sites greenfield nature and delivery rates of other similar, but slightly smaller, residential sites in the district (Former EDF Depot & Training Centre - outline permission granted for 89 dwellings in May 2012; SCA Packaging, Villa Road, Histon – outline permission granted for 72 dwellings September 2012; Land at junction of Long Drove & Beach Road, Cottenham – Full application for 47 dwellings granted 15 February 2015; Land south of Station Road, Gamlingay – 85 dwellings granted 27 June 2012) which were all fully or substantially built out in 5 years of obtaining outline consent, officers are of the view this is a realistic rate of delivery.
90. 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.
91. At the applicants maximum predicted delivery rate (42 market and affordable dwellings per year) about 84 units will be delivered in 2 years (5 years from date of granting outline consent). In balancing the benefits of the scheme against the harm, not all of the housing units are likely to be delivered within 5 years.

Scale of Development and cumulative Impact on Services

92. This proposal for 200 dwellings and 70 apartments with care and along with the proposals under planning application references S/1952/15/OL for 50 dwellings, S/1606/16/OL for 126 dwellings and S/2876/16/OL for 154 dwellings, this would result in a total of 600 new dwellings within the village of Cottenham if all schemes were approved. Given the current lack of a 5 year housing land supply and that policy ST/5 is out of date, it therefore needs to be determined whether the cumulative scale of the development is acceptable for this location in terms of the size of the village and the sustainability of the location.
93. 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.
94. Whilst it is acknowledged that the most preferable location for development is first on the edge of the city of Cambridge and secondly in Rural Centres, it is difficult to state that Cottenham is not a sustainable location for increased housing development. The status of the village is due to be upgraded within the emerging Local Plan and the Services and Facilities Study 2013 identifies a wide range of services and facilities in the village that include a secondary school, primary school, children's nurseries, two doctors surgeries, dentist, a large food store, post office, butchers, bakers, pharmacy, village store, newsagents, hairdressers, four public houses, a village hall, sports pavilion and library. There is also a bus service to and from Cambridge every 20 minutes Mondays to Saturdays until 1900 hours and hourly thereafter, and every 30 minutes on Sundays until 1800 hours. There is also a bus service to and from Ely Mondays to Saturdays with approximately 6 buses throughout the day.
95. The majority of the services and facilities are located on the High Street. The site is situated on the edge of the village at a distance of approximately 1350 metres from

the High Street. However, the primary school and village hall are located closer on Lambs Lane at a distance of 700 metres and the secondary school is located closer on The Green at a distance of 975 metres. The nearest bus stop is on Lambs Lane but there are also two other bus stops on Rampton Road close to the access points.

96. The village is ranked joint 4th in the Village Classification Report 2012 in the District in terms of access to transport, secondary education, village services and facilities and employment. It falls slightly below Sawston, Histon & Impington and Cambourne that are all Rural Centres. Hence it's proposed to be upgraded 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

97. The overall site measures 14.6 hectares in area. The developable site area measures 6.36 hectares. The erection of up to 200 dwellings and 70 apartments with care would equate to a maximum density of 42 dwellings per hectare across the whole of the site. This density is considered acceptable as it would comply with the requirement of at least 40 dwellings per hectare for sustainable villages such as Cottenham set out under Policy HG/1 of the LDF.

Affordable Housing

98. 80 of the 200 dwellings (40%) would be affordable to meet local needs as set out in Policy HG/3 of the LDF. No details of the affordable mix have been provided. Given that the application is currently at outline stage only, it is considered that the exact mix and tenure of the affordable dwellings could be agreed at the reserved matters stage in agreement with the Council's Affordable Housing Officer. The tenure mix sought would be 70% affordable rented and 30% intermediate/ shared ownership. It is the Council's preference that affordable housing is secured via a Section 106 legal agreement as set out in the Affordable Housing SPD.

Market Housing Mix

99. 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 outline consent to ensure that the mix is policy compliant.

Developer Contributions

100. 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.
101. 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

- 102. 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.
- 103. 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.
- 104. 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.
- 105. Cottenham Parish Council has said that in order to meet the needs of future resident's sports contributions are required to part fund a number of projects including a new sports pavilion, additional cricket squares, pitch drainage, floodlights and additional land. As an estimate the development would be required to pay in the region of £215,000 in accordance with the policy.
- 106. However, although there is a demand for improved sports facilities, there is a greater need for new indoor community space facilities in Cottenham. On that basis (and as was secured at the Endurance Estates application for 50 dwellings at Oakington Road) the Council would propose reducing the sports contribution in lieu of an increased community space contribution. The net effect is that the owner's liability remains the same but such an approach would make the delivery of the new community centre more possible (and which is needed to mitigate the impact or growth in the village). Rather than secure £215,000 sports contribution the Council seeks a contribution of £115,000 with the difference (£100,000) being added to offsite indoor community space.
- 107. 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.
- 108. Based on a likely housing mix the development would be required to provide circa 1700 m² of formal play space (i.e. an area sufficient to contain 3 LEAPs and 1 LEAP and 1 NEAP) and 1700 m² of informal play space.
- 109. 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.

110. The applicant is proposing providing a LEAP and a LAP onsite which would go a small way in order to mitigate the impact of the development. In addition to the LEAP and LAP the developer would need to make either onsite provision of play equipment focussing on an older age range (i.e. skate parks, MUGA's etc) or provide a financial contribution towards providing play equipment for 8-14 year olds. If this is satisfied by way of an offsite payment the suggested contribution is £198,000.
111. The application is for up to 200 dwellings therefore it would be entirely legitimate for the planning authority to require onsite provision of a NEAP (and formal sports space for that matter). However the Council is taking a pragmatic view and is seeking (where possible) to improve existing village facilities. Officers would highlight that onsite provision may be an option that is reverted to at the reserved matters stage if there is any issue as to securing offsite contributions.
112. 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.
113. The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Cottenham has a surplus of 2.48 ha of informal open space (4.0 ha).
114. The informal open space requirement (and informal play space requirement) will be satisfied through the provision of a publically accessible green space proposed being located within the development and secured via an s106 agreement. It is the Local Planning Authority's preference that the public open space is offered to Cottenham Parish Council for adoption

Community Facilities

115. The Community Facilities Audit 2009 states that Cottenham has a need for 677 square metres of indoor meeting space but had 294 square metres, i.e. a deficit of 383 square metres. Cottenham is served by Cottenham Salvation Army Hall and Cottenham Village Hall. Cottenham Salvation Army Hall is described as a fairly new church hall and also a barn style building at the rear. The barn is where most of the activities seem to take place. The barn has kitchen and toilet facilities although these are dated and may need replacing soon. The church hall also has toilet facilities and an old kitchen which is currently being used for storage. The actual structure of the Church hall seems 'sound', however the barn may need refurbishment soon. Cottenham Village Hall is described as a very small facility, little more than a meeting room, but in good condition, with adjoining kitchen, but no facilities for disabled users.
116. Off-site contributions are required towards community facilities to comply with Policy DP/4 of the LDF.
117. Cottenham Parish Council has said that in order to meet the needs of future residents a multipurpose community centre needs to be constructed.
118. 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. An earlier planning application for a very large building in the countryside was unsuccessful due to the size and location however officers have had discussions with

the parish, on a potential, further application which addresses the previous issues. 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. 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.

119. 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.
120. A financial contribution based on the approved housing mix will be required in accordance with the published charges as set out below. This would result in a contribution in the region of £97,000 being payable.

Community Transport

121. 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.
122. 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.
123. The Council is proposing dividing the total cost across all developments (ensuring that there is a fair and reasonable approach) such that each new dwelling will be required to contribute £666.67. This would result in a total contribution of £133,334 (200 dwellings x £666.67).
124. 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.
125. 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

126. 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.

127. 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.
128. Cottenham Parish Council has articulated a method by which an offsite contribution may be calculated to acquire only the quantum of land necessary for this development and which comes to £approximately £210 per house. This calculation is set out below.
A = Purchase price per acre of land (£250,000)
B = Cost of laying out each acre of land, car parking, fencing, benches, footpaths, landscaping etc. (£100,000)
C = Total cost of purchasing and laying out 1 acre of burial land (A+B) (£350,000)
D = Number of single burial plots than can be achieved per acre of land (1250)
E = Cost of providing each burial plot (C / D) (£280)
F = Burial/cremation 'demand' per house over 100 year period (2.5 per property)
G = % of people likely to be buried rather than cremated (assume 30%) source: Constitutional Affairs Select Committee Eighth Report, 2006
H = Burial plots needed per house (F x G) (0.75)
I = Cost of providing burial space on a per house basis (E x H) (£210)
The contribution required is therefore calculated at £210 per dwelling.
129. 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 purchased some land as an extension but this will require investment to convert into a graveyard.

Waste Receptacles

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

Monitoring

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

Education

132. The development is expected to generate a net increase of 60 early year's children, of which 32 are entitled to free provision. In terms of early years' provision, there are three childcare providers in Cottenham- the Ladybird pre school and two childminders. There is insufficient capacity in the area to accommodate the places being generated by this development. Therefore, a contribution of £286,200 towards early year's provision is required.
133. The development is expected to generate a net increase of 70 primary aged children. The catchment school is Cottenham Primary School. The County Council's forecast indicates that the school will be operating at capacity with intakes based upon the Published Admission Number of 90. However, it is accepted that an unexpectedly low cohort admitted into reception in 2016 which means that there are a number of surplus spaces in the short-term.
134. 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.
135. 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.
136. 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.
137. 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).
138. 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.
139. An additional full form of entry would need to be provided to expand the existing primary school. The project is for a stand alone building on land adjacent to the existing primary school owned by the County Council. The total cost is estimated at £3.5 million and these would need to be split proportionately in relation to potential developments in the village. To mitigate the impact of this development, a contribution of £715,500 towards primary provision is required.
140. The development is expected to generate a net increase of 50 secondary school places. The catchment school is Cottenham Village College. There is sufficient capacity in the area to accommodate the places being generated by this development. Therefore no contribution for secondary education is required.
141. The proposed increase in population from this development (200 dwellings x 2.5 average household size = 500 new residents) will put pressure on the library and lifelong learning service in the village. Cottenham library has an operational space of 128 square metres. A contribution of £30,010 (£60.02 per head x 500 residents) is

required to address the increase in demand that would go towards the modification of the library to create more library space and provide more shelving and resources.

Strategic Waste

142. 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

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

Summary

144. Appendix 3 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

145. The site comprises a large arable field that has an undulating topography. The land rises from a height of approximately 7 metres from the north west to a ridge of approximately 13 metres and then falls to the south east to a height of approximately 12 metres.
146. The site is situated within The Fens Landscape Character Area. The key characteristics of the landscape are a low lying, flat open landscape with extensive vistas; slightly elevated islands that have a higher proportion of grassland cover, trees and hedgerows; a hierarchy of streams, drains and lodes dissect the landscape; a rich and varied intensive agricultural land use includes a wide range of arable and horticultural crops and livestock; orchards are a distinctive feature; small scale irregular medieval field patterns are still visible on the edge of settlements;
147. Whilst it is acknowledged that the Landscape Officer objected to the original proposals S/1818/15/OL, and that Planning Committee Members refused that application on the grounds of the development extending the ridge line of the built environment of Cottenham causing significant harm to the landscape character and openness of the rural locality.
148. There is no dispute that the proposal would result in significant encroachment into the

countryside outside the existing built-up development within the village framework and that the development would be on higher land than the surrounding agricultural land.

149. This and the earlier amended scheme has sought to address the previous reason for refusal by reducing the extent of the built development along the ridgeline and into the open countryside by providing a landscape belt of 30 metres in depth along the south western boundary and a landscape feature of 40 metres in depth along the ridge. In addition, the developable area has been re-located adjacent to the north western access to continue the development along Rampton Road.
150. The development to the north of the existing extent of development along Rampton Road is considered to be restricted and well related to the built-up area. The use of this land for dwellings would result in the reduction in the extent of development that would project into the open countryside to the south west. The landscape buffer to the south west boundary and along the ridge would provide increased screening and containment that would assist with breaking down the blocks of development on the elevated plateau.
151. The impact of this application upon the landscape setting of the village is not considered significantly adverse from public viewpoints on Rampton Road given that the development would now reflect the character of the Fen edge landscape and comprise strong features such as islands with substantial landscaping and an orchard that would be strong qualities of the development. The development would also not result in the loss of a low lying landscape with open vistas or small scale fields that are considered strong features in the Fen edge landscape given the site does not currently have these characteristics. It should also be noted that the area that has no special landscape designation. It is therefore concluded that the current scheme, as amended, overcomes the previous reason for refusal and therefore, on balance, is considered to result in only limited harm to the rural open landscape character and setting of the village.
152. In the Melbourn appeal decision dated 8 August 2016 (APP/WO530/W/15/3131724), the Inspector balanced the need for housing against the harm to the wider landscape. He concluded that “while there would be very limited harm to the wider landscape, the loss of this important field and its development for housing would have a localised but fairly significant harmful effect on the established character of the village and its countryside setting”. However, when balancing this harm against the benefits he concluded that “while there would be some notable adverse impacts, they would not be sufficient to outweigh the very significant benefits of the proposal” .

The Melbourn decision involved a roughly similar level of development and indicates that even where landscape harm is to be found, this alone is unlikely to justify refusal given the wider benefits arising from the development as a whole.

Design Considerations

153. 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.
154. Two vehicular access points would be provided to the site from Rampton Road. These would incorporate footways to allow pedestrian access. Additional pedestrian and cycle link would also connect to Rampton Road and the adjacent development to the south east.

155. The indicative layout shows the continuation of development along Rampton Road up to the western access point and development to the rear of existing dwellings. The dwellings would be arranged around a single circular spine road and a number of cul-de-sacs off this road. They would also provide active frontages to the open space. The apartments with care would be provided in the south eastern corner of the site.
156. A wide range of sizes and types of dwellings would be provided within the scheme. The maximum height of the dwellings would be two storeys. The form, design and materials would reflect the local area. Focal buildings would be provided at key points within the development to provide legibility.
157. A significant amount of informal public open space would be provided on the site. This would include a community woodland, wildflower meadow, ecological zone, community orchard and area of open space particularly on within the archaeological protection area. Children's play space in the form of a Local Equipped Area of Play and Local Area of Play would also be provided.
158. Whilst the concerns of the Urban Design Officer in relation to the density of the development are acknowledged, considering this is an outline application of up to 200 units, it is considered that the scale of development proposed could be accommodated on the site. The net density of the development excluding the apartments with care is 35 dwellings per hectare. The site could be developed through the provision of a higher density of development in some more central areas and a lower density on the edge or a greater number of small units of accommodation to address the concerns. Notwithstanding the above, any reserved matters application would need to demonstrate that the scheme is not out of keeping with the character and appearance of the area and would comply with Policy DP/2 of the LDF. A condition would be attached to any consent for a design code and parameters plan with densities, building heights and landscaping to ensure that high quality development is achieved

Trees/ Landscaping

159. The proposal would not result in the loss of any trees and landscaping that make a significant contribution to the visual amenity of the area. Whilst it is noted that the hedge along the boundary with Rampton Road would be lost adjacent to the western access that currently makes a positive contribution to the rural character and appearance of the area, this would be replaced by native woodland that would compensate for the loss.
160. Substantial landscape buffer zones would be provided along the south western boundary, south eastern boundary, along the edge of the development adjacent open space and along the central ridge that forms the highest point of the site. In addition, the proposal would incorporate planting within the site. The landscaping details would be a condition of any consent. The proposal is therefore considered to be acceptable and comply with Policy NE/5 of the LDF.

Biodiversity

161. The biodiversity survey submitted with the application states that the site comprises mainly arable land along with a dwelling and garden. Additional habitats are limited to the boundaries of the site and include two small hedgerows, narrow grassland margins and semi-mature trees.
162. The boundary habitats of the site provide a limited resource for commuting and

foraging bats. All trees were in good condition with no suitable features that would provide roosting opportunities for bats. The dwelling may provide a suitable bat roost.

163. Bat surveys were undertaken at the dwelling and a small, occasionally used common pipistrelle roost was identified. The loss of this roost is not considered significant but measure to avoid the disturbance of any bats and mitigation in the form of a replacement roosting habitat is required.
164. A number of birds were recorded on the site along with a barn owl box where droppings were found. Mitigation in the form of bird boxes is required.
165. No water bodies are present on the site that may provide a habitat for Great crested Newts. The site offers a negligible terrestrial habitat for the species.
166. No reptile species were recorded during the survey. The majority of the site was considered to provide an unsuitable habitat for reptile species.
167. No other habitats for mammals were found.
168. Given the above, the proposal would not result in the loss of any important habitats for protected species. Conditions would need to be attached to any consent to secure updated badger and barn owl surveys and mitigation strategies based upon detailed design, external lighting design for bats and ecological enhancements including provision for biodiversity within the balancing pond, bird and bat provision, native and ecologically beneficial planting and measures to allow the movement of animals such as hedgehogs to move between gardens. planting within the site. The proposal is therefore considered to add to biodiversity and comply with Policy NE/6 of the LDF.

Heritage Assets

169. The Heritage Officer has confirmed that the application is supported by a sound Heritage Statement and the application under Regulation 5A of the Town and Country (Procedures) Order 2015, a copy of the press notice advising of advertisement has been forwarded to English Heritage who have not formally commented on this application.
170. 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.
171. The Water Tower is located a significant distance from the site and the development would not result in harm to its setting.
172. 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 it is considered to be less than substantial harm. The acidic water can be mitigated by the regular maintenance of the gullies, and the new improvements to the roundabout should significantly reduce the occurrence, however, 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 de minimus. 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.

173. It is suggested therefore that these proposals would protect the setting of adjoining listed buildings, consistent with the provisions of s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 – Conserving and enhancing the historic environment – of the National Planning Policy Framework 2012, and relevant current and emerging policies of the South Cambridgeshire Local Plan, and SPD's.
174. An archaeological trial trench evaluation carried out at the site has revealed the presence of Iron Age enclosures, field boundaries, evidence for buildings with purported placed deposits in the perimeter ditch of one, watering holes and quarries, and Roman and Saxon settlement evidence features at the south eastern corner of the site. The evidence was either of negligible significance or absent over much of the application area, providing a strong contrast to this area of multi-period occupation evidence.
175. An Archaeological Exclusion Zone has been provided on the site to ensure that the features of significance remain in situ. This is welcomed but needs to be subject to maintenance and management plan to ensure preservation in perpetuity that would need to be included in the Section 106 legal agreement. The remainder of the site should be subject to archaeological evaluation through a condition attached to any consent. The proposal would therefore accord with Policy CH/2 of the LDF.

Highway Safety and Sustainable Travel

176. Rampton Road is a busy road through road with a speed limit of 30 miles per hour until it reaches the last dwelling on the southern side of Rampton Road where it changes to 60 miles per hour.
177. The development would significant increase traffic along Rampton Road and in the surrounding area. The proposal is not however considered to adversely affect the capacity and functioning of the public highway subject to mitigation measures. Whilst the Parish Council's comments in relation to the trip rates are noted, Cambridgeshire County Council as Local Highway Authority considers these to be robust.
178. The application proposes to introduce two priority controlled junctions on Rampton Road to serve the residential development to the west of the site on Rampton Road and in place of the existing dwelling at No. 117 Rampton Road. The designs of these junctions are acceptable and accord with Local Highway Authority standards.
179. In addition to the above, the Rampton Road and Oakington Road roundabout needs to be upgraded to accommodate the increase in traffic generation and mitigate the impact of the development. The design of the roundabout is now agreed and the Local Highways Authority no longer has any objections to the application.
180. Further offsite mitigation required within the village includes improvements to the pedestrian and cycle facilities on Rampton Road between the development site and south of Oakington Road, the installation of a bus shelter to the bus stop on Lambs

Lane, the widening of the footway on the east side of the B1049 within the 30 miles per hour zone between the junctions of the B1049 with Dunstal Field and Appletree Close to enable shared use walking and cycling, the provision of a crossing facility (toucan) on Rampton Road and the installation of cycle parking on Cottenham High Street at locations to be agreed with the Parish Council.

181. The development also requires a Section 106 agreement to secure a contribution of £27,000 to the County Council towards the installation of Real Time Passenger Information at the bus stop on Lambs Lane, a contribution of £7,000 to the Parish Council towards the maintenance of the bus stop on Lambs Lane, a contribution of £38,661.70 to the Parish Council towards the maintenance of the crossing facility on Rampton Road, a contribution of £9,620 to the County Council towards the local highway improvement scheme at The Green in Histon and a contribution of £6,000 to the County Council towards a local highway improvement scheme at the junction of Water Lane and Oakington Road junction in Oakington.
182. Pedestrian and cycle links are proposed to the south east of the site to link to Rampton Road and south of the site to link to the adjacent development. This would ensure permeability throughout the development.
183. 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. 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.
184. The Local Highway Authority have been forward a copy of the Cottenham Parish Council's concerns and will be responding in an update report or verbally at Planning Committee as there was insufficient time to full consider the comments prior to the 14 March 2017.

Flood Risk

185. The site is situated within Flood Zone 1 (low risk). There are no watercourses within or on the boundaries of the site. The nearest watercourse is the catchwater drain that is located 170 metres to the north of the site. This is maintained by the Drainage Board. The site is therefore at low risk of fluvial flooding.
186. However, the site may be at risk of groundwater and surface water flooding. These sources of flooding can however be mitigated to a low and acceptable level through the adoption of a surface water management strategy.
187. 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.
188. A surface water attenuation basin is provided to the north west of the site to provide storage for all events up to and including the 1 in 100 year (+40% climate change) storm event. . A discharge rate of 1.1. litres/second/hectare is required to ensure that the proposal would not exceed greenfield run-off rates and can be discharged to the catchwater drain. A condition would be attached to any consent to secure the detailed

surface water management strategy. The maintenance and management of the system in perpetuity would be included in the Section 106 legal agreement. The proposal would therefore comply with Policy NE/11 of the LDF.

Neighbour Amenity

189. While the existing residents along Rampton Road will experience an increase in noise and disturbance from vehicular traffic as a result of the proposal, this impact is likely to be negligible to low, and not give rise to material harm given the existing level of traffic in the area.
190. 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.
191. The impact of the development itself on neighbours in terms of mass, light and overlooking will be considered at the reserved matters stage and would need to comply with Policy DP/3 of the LDF. It is noted that the land falls southwards.

Other Matters

192. 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.
193. There is available capacity to cope with wastewater treatment; a condition would be attached to any consent to ensure an appropriate method of foul water drainage.
194. The site is located on grade 2 (very good) agricultural land. The development would result in the permanent loss of this agricultural land contrary to policy NE/17. However, this policy does not apply where land is allocated for development in the LDF or sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural use of the land. In this case, this is considered satisfactory given the absence of up-to-date policies for the supply of housing in the district. Therefore, limited weight can be attached to this policy.
195. The application does not include any employment land uses. This is considered acceptable given that it is not a policy requirement.
196. Site notices were posted on site on 11 July 2017. In addition the application was advertised in a local newspaper on the 12 July 2017 as a Development that does not accord with the Development Plan and the development 'Affects the Setting of a Listed Building'. They were advertised in accordance with the Town and Country Planning (Procedures) (England) Order and therefore have been adequately publicised in accordance with the Order.

Conclusion

197. The previous application S/1411/16/OL has been the subject of a legal challenge by Cottenham Parish Council, all of the issues subject to that challenge have been addressed within this report and the associated legal agreement

198. In considering this application, adopted development plan policies Impact ST/5 and DP/7 are to have limited weight, 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.
199. This report sets out how a number of potential adverse impacts including landscape character harm, infrastructure needs, and highway safety can be addressed. Further, and whilst it is noted that works are required to the roundabout adjacent to the listed Almshouses, this is considered to result in less than substantial harm to these heritage assets given that it is already significantly impacted by the proximity of the existing road and traffic that cause noise and disturbance. However, an adverse impact that cannot be fully mitigated is the limited visual harm through a loss of openness to the countryside as a result of the development
200. This adverse impacts must be weighed against the following benefits of the development:
- i) The provision of up to 200 dwellings and 70 apartments with care towards housing land supply in the district based on the objectively assessed 19,000 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
 - ii) The provision of 80 affordable dwellings towards the identified need across the district.
 - iii) The provision of a significant amount of public open space within the development.
 - iv) Developer contributions towards education, health, open space and community facilities in the village.
 - v) Suitable and sustainable location for this scale of residential development given the position of the site in relation to access to public transport, services and facilities and local employment.
 - vi) Transport mitigation package.
 - vii) Employment during construction to benefit the local economy.
 - viii) Greater use of local services and facilities to contribute to the local economy.
201. 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 earlier reasons for refusal (S/1818/15/OL) in terms of highways and landscape impacts, and the legal challenge to the previous application (S/1411/16/OL) therefore that planning permission should therefore be granted .

Recommendation

202. It is recommended that the Planning Committee grants officers delegated powers to approve the application subject to the following:

Section 106 legal agreement

203. The details are as set out in Appendix 3 and cover.
- a) Affordable Housing
 - b) Open Space
 - c) Community Facilities
 - d) Waste Receptacles

- e) Education
- f) Health
- g) Transport Requirements
- h) Surface Water Scheme Maintenance
- h) Archaeological Exclusion Zone Maintenance
- i) Landscape and Ecological Management Plan for all areas outside private ownership

Conditions

204. a) Approval of the details of the means of access to the site, layout of the site, the scale and appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)
- b) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
(Reason - The application is in outline only.)
- c) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)
- d) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 4364-004, 1434/01 Revision C, 1434/16 Revision A, 1434/19 Revision B and 1434/20 Revision B.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- e) The indicative masterplan is specifically excluded from this consent.
(Reason - The application is in outline only.)
- f) The development shall not be occupied until a Travel Plan for each use on the site has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.
(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)
- g) No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall be carried out in accordance with the approved details. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- h) No development shall take place until there has been submitted to and approved in

writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied in accordance with the approved details and shall thereafter be retained.

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

i) The hard and soft landscape works shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

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

j) All hard and soft landscape works shall be carried out in accordance with the approved details. The works along the north western and south western boundaries shall be carried out prior to the commencement of construction of the dwellings. The remainder of the landscape works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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

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

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

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

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

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

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

(Reason - To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.)

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

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

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

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

o) No development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

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

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

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

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

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

- i) Full calculations detailing the existing surface water runoff rates for the Q_{BAR}, Q₃₀ and Q₁₀₀ storm events
- ii) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as Q₁₀₀ plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- iii) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- iv) Full details of the proposed attenuation and flow control measures;
- v) Site Investigation and test results to confirm infiltration rates;
- vi) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- vii) Full details of the maintenance/adoption of the surface water drainage system; and,
- viii) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

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

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

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

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

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

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

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

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

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

t) No site or plant machinery shall be operated, no noisy works shall be carried out and no construction related deliveries shall be taken or dispatched from the site except between 0800 hours and 1800 hours Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Bank Holidays.

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

u) No development shall commence until a construction noise impact assessment and a report / method statement detailing predicted construction noise and vibration levels at noise sensitive premises and consideration of mitigation measures to be taken to protect local residents from construction noise and or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential construction noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS5228:2009+A1:2014: 'Code of practice for noise and vibration control on construction and open sites – Part 1: Noise and Part 2: Vibration. Development shall be carried out in accordance with the approved details.

(Reason – All to ensure the environmental impact of the construction of the development is adequately mitigated and to protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15- Noise Pollution & DP/6- Construction Methods.)

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

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

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

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

x) Prior to commencement of any residential development, a detailed noise mitigation

/ insulation scheme for the residential units, to protect future occupants internally and externally from Rampton Road traffic noise, shall be submitted to and approved in writing by the Local Planning Authority. The detailed noise attenuation / insulation scheme shall:

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

ii) Shall demonstrate that the internal and external noise levels recommended in British Standard 8233: 2014 "Guidance on sound insulation and noise reduction for buildings" will be achieved. With regard to internal noise levels the scheme shall have regard to the noise insulation of the composite building fabric, glazing areas, including the provision of sound attenuated alternative mechanical ventilation systems / acoustically attenuated free areas (or similar) to facilitate rapid / purging ventilation and thermal comfort / summer cooling requirements if the recommended indoor ambient noise levels in BS 8233 cannot be achieved with a partially open external window (assuming a -13dB(A) external to internal reduction for a partially open window). The Rampton Road traffic noise attenuation / insulation scheme as approved shall be fully implemented prior to occupation and shall be retained thereafter and not altered without prior approval.

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

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

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

z) No commercial related ancillary dispatches / collections from or deliveries to the care home including refuse collections shall take place, other than between the hours of 08.00 to 21.00 hours Monday to Saturday unless agreed in writing with the local planning authority. No collections / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

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

Any approved fume filtration/extraction system installed shall be regularly maintained and serviced in accordance with manufacturer's specification to ensure its continued

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

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

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

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

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

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

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

- i) A completed RECAP Waste Management Design Guide Toolkit and supporting reference material
- ii) A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
- iii) Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles
- iv) Highway vehicle tracking assessment and street widths / dimensions

- v) Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- vi) Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- vii) A timetable for implementing all proposals
- viii) Provision for monitoring the implementation of all proposals

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

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

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

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

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

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

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

(Reason - To ensure an adequate water supply is available for emergency use.)

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

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

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

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

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

implementation programme that has been agreed in writing by the Local Planning Authority.

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

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

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

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

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

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

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

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

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

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

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

oo) No development shall take place until details of the existing and proposed levels and contour information of any landform changes including the drainage basin has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

Each Reserved Matters application shall include a soft landscaping and tree planting scheme, and five year management plan, that shall be in accordance with the approved site wide scheme and management plan.

The approved landscaping and tree planting scheme for each Reserved Matters application shall be completed within the first planting season (October to March) following first occupation of a dwelling on the relevant phase of development.

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

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

Background Papers:

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/1411/16/OL, S/1818/15/OL, S/1952/15/OL, S/1606/16/OL and S/2876/16/OL

Report Author:

Julie Ayre
Telephone Number:

Team Leader East
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21st July 2017

FAO Julie Ayre
Planning & New Communities
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge,
CB23 6EA

Dear Julie,

Planning Application S/2413/17/OL - Development off Rampton Road, Cottenham

Following consideration, Cottenham Parish Council strongly recommends that this application is refused as unsustainable under National Planning Policy (NPPF) and inconsistent with key South Cambridgeshire District Council strategic planning policies and the policies within the adopted Local Development Framework.

The development offers a significant number of new houses, including affordable homes and residential places with care, but in a location which is sufficiently detached from the established settlement to limit severely the suggested social and economic benefits to Cottenham. It would create a significant amount of additional traffic both in the immediate neighbourhood, especially near the access through the site of 117 Rampton Road, and on the wider local network from the Oakington Road / Rampton Road roundabout and onwards as far as the A10 and A14. This increased traffic is of particular concern for noise, pollution and pedestrian safety wherever houses are only separated from the road by narrow, often uneven, pavements or are heritage assets inhabited by vulnerable elderly residents.

This application has all the advantages, disadvantages and misleading representations of S/1411/16/OL which, although approved on 23rd March 2017, is potentially subject to Judicial Review based on a number of procedural errors, any one of which should have led to referral back to the Planning Committee before the grant of permission on 19th May 2017. Several of those errors weighted the Officer's planning balance on that occasion in favour of approval, yet the Committee votes were tied, broken only by the Chair's casting vote in favour. All other things being equal, correction of those errors must lead to a planning balance against permission:

1. One of those errors related to discrepancies between the names on the certificate of ownership in the planning application and those signing the s.106 agreements, a potential breach of the **Town & Country Planning Act 1990**. This application also has an omission on the application certificates with no evidence that one of the parties has been served notice of the application.

2. The **Supreme Court Judgement in *Hopkins Homes Ltd v Cheshire East Borough Council* [2017] UKSC 37** narrows the range of development plan policies which can be considered as “relevant policies for the supply of housing”. Those policies, despite various assertions in this application, are now not to be considered out of date, even when a five-year housing land supply cannot be demonstrated. In respect of South Cambridgeshire this means that **SCDC Local Plan Policies ST/4, ST/5, ST/6, ST/7, DP1(a) and DP/7** are no longer held to be out of date. As a result, a development proposal that conflicts with these adopted, but previously ignored, policies should now be considered in principle to have an adverse impact.
- **ST/4, ST/5, ST/6 and ST/7** – Cottenham is currently a Minor Rural Centre (**ST/5**) which should lead to refusal of applications for more than 30 houses on a site, with s.106 financial contributions only able to mitigate burdens of sites with between 9 and 30 houses.
 - **DP1(a)** requires that development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. Development should be consistent with the sequential approach, as set out in the Strategy chapter of the **Core Strategy DPD**. With the emerging Local Plan focusing development on “urban extensions to the built-up area of Cambridge and in a small new town north west of the city” “As part of a sequential policy of encouraging a more sustainable pattern of living, only limited development will take place within villages in the district, with most of that limited development focussed into those larger, more sustainable, Rural Centres where modest growth will bring about improvements in the relative sustainability of individual villages or groups of villages and the recycling of previously developed land.” Recent SCDC assertions, during the emerging Local Plan examination and subsequently confirmed by the SCDC Planning Portfolio Holder that development of so-called “omission sites” in the villages is not necessary to meet the housing needs of the emerging Local Plan, reinforce the view that this application for development in a Minor Rural Centre, should not be approved.
 - **DP/7** – Cottenham has a defined Development Framework and this application is outside that framework and therefore subject to rules applying to the open countryside. “Outside urban and village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted”. This application should be refused.
3. A third error relates to the continued inadequacy of consultation and consideration of potential harm on a designated heritage 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” provided with this application 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 John Morton 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.
- In order to mitigate the congestion effects of the greatly increased traffic arising from the construction of up to 200 houses and 70 residential places with care, 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 John Morton

In addition:

Easier movement in/out/around the village: the development acknowledges that it will increase rush hour traffic by 20+% on an already busy road. Contrary to **NPPF 32, 34, 35, 37, 38 and 39:**

- Regarding the proposed new accesses the secondary access (117 Rampton Road), unless restricted by use of bollards, could become the “traffic desire line” and bear the burden of traffic, bringing traffic onto Rampton Road at a point which affects the amenity of the largest number of existing residents. The proposed primary access near 295 Rampton Road is on the crest of a hill reducing visibility. Emerging traffic will then flow onto junctions with known congestion problems.
- Pedestrian access relies on significant improvements to speed management on Rampton Road and also the quality of pavements between the site and Lambs Lane, including a safe crossing over Rampton Road. Several of the proposed benefits for pedestrians are already included in plans, funded from previous developments.
- The Gladman travel plan is flawed and it is not appropriate in a rural location. Access to public transport in this area of the village is restricted due to the way in which the Citi8 service to Cambridge only passes this area on its northbound journey back to Cottenham from Cambridge. Journeys into Cambridge are extended either by the need to walk across to the Village Green or accept a detour and possible wait at Lambs Lane before the onward journey. We lack confidence in the plan to decrease traffic movements.

Drainage: NPPF 102 and 103. The application has not taken into sufficient account the flood risk arising from additional surface water flowing into the ditches and drains that protect the low-lying land around Cottenham. Cottenham is a fen edge village and within the village is the Cottenham Lode, the main route from which surface water is taken from a large area (including Bar Hill, Oakington and, under some circumstances, Northstowe) via the Old West River (a.k.a. Ely Great Ouse) out to the Wash. Water levels in the Catchwater Drain, suggested as the main drain for this development, have to be maintained at safe levels by a number of limited capacity pumping stations that transfer water into the Great Ouse. We are particularly concerned about anything that adds water flow to the route and have serious concerns about the design – specifically the limited on-site retention capacity and control of mid-term release rate – and, given the limited Internal Drainage Board pumping capacity - long-term surface water management to counter any potential flood risk to the wider area.

Overloading of Primary School: Contrary to **NPPF 72** and a key issue for residents in Cottenham’s Neighbourhood Plan survey. The recent extension was built to cope with the current capacity. Any increase in capacity would need to be handled sensitively to limit damage to the cohesive role that the school plays in the village and avoid seriously compromising the provision of outdoor recreation space in the village. If built by the County Council, such an extension is likely to be on a substantial parcel of land currently leased by them to Cottenham Parish Council as a key part of the Recreation Ground. If that approach is pursued, there would be no immediate prospect of cost-effectively expanding the formal sports space to that identified as necessary, even for the village’s current needs, in Cottenham’s emerging Neighbourhood Plan. **NPPF 70, 73 and 74** refer.

Affordable housing: In principle, recognised in Cottenham’s emerging Neighbourhood Plan, Cottenham does need more affordable homes but not at the expense of an excessive number of market homes disconnected from the village environment. Due to their distance from the core of

Almshouses, has to be considered properly and thoroughly by both the developer and Local Planning Authority, as required by **NPPF 128 and 129**.

- The Built Heritage Statement does not describe adequately, **as required by NPPF128 and CH/4**, 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.
- 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 John Morton Almshouses as truly affordable homes in the community or how reduced amenity and safety for the elderly residents – a possible breach by SCDC and/or the County Council - of the **Equality Act 2010** - 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 modified Oakington Road / Rampton Road roundabout is within the setting of the Grade II listed John Morton 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. **NPPF 128-130 and 132-133 refer.**
- 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 an affected asset.
- Separate representations on this and related applications from the Almshouses Association, Trustees of the John Morton Almshouses and concerned residents of those almshouses all reinforce this concern.
- Independent research commissioned by Cottenham Parish Council provisionally indicates that the revised roundabout design, irrespective of other potential harms, will cause John Morton Almshouse residents, some of whom are already concerned about noise levels, to be subjected to noise levels that exceed those that The World Health Organisation considers detrimental to health. **NPPF 130** refers.
- Together these omissions and oversights make it impossible for SCDC to comply with **NPPF129** in coming to anything less than an “adverse” conclusion as to the effects of the proposed roundabout on the wider setting of the Listed Buildings.

the village the development fails to be sustainable, especially for the residential places with care (**DP/1b** – minimise the need to travel and reduce car dependency) and **NPPF 34, 35, 37 and 38**.

Pre-school places: the development fails to meet **NPPF 72**. Cottenham has a known excess of demand over places which will get worse with the change of rules later in 2017 and the proposal will increase that demand. S.106 financial contributions are not a sufficient solution, since the only apparently currently-available site on which to build a Nursery of adequate size is in the open countryside and falls foul of **DP/7** and its successor policy in the emerging Local Plan.

Medical/day care facilities: the development will not only increase the general population by approximately 10% but also have a bias towards the elderly which will increase demands on our already overburdened facilities. These facilities are located an unsustainable distance from the development site. The development fails to meet **DP/1m**.

Employment: the development fails to meet **NPPF 17 and 19**. Without local provision, beyond the construction phase, it will increase local commuter traffic.

Leisure: our current demand for leisure facilities outstrips supply. A 10% increase in population will only increase this problem. While the proposed development is located close to many of the outdoor facilities in the village it's an unsustainable distance away from the core of the village. There is no meaningfully sustainable way for residents from established areas of the village to use the facilities on-site due to its remoteness. **NPPF 58**.

Conservation/village core: **NPPF 131, 132, 134 and 138**. The distance of the development from the village core will increase traffic and parking; therefore damaging the character of the village core and the views approaching the village from Oakington or Rampton. The development is incongruous to the built development of Cottenham – a developed core with only linear development on arterial roads. Contrary to **NPPF 17** and the **Cottenham Village Design Statement**.

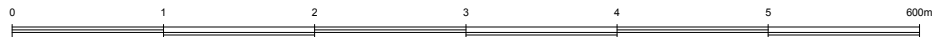
Permission should be refused.

Yours sincerely

A large black rectangular redaction box covering the signature of Frank Morris.

Frank Morris

Chair



FOR INTERNAL USE ONLY

Scale - 1:5000

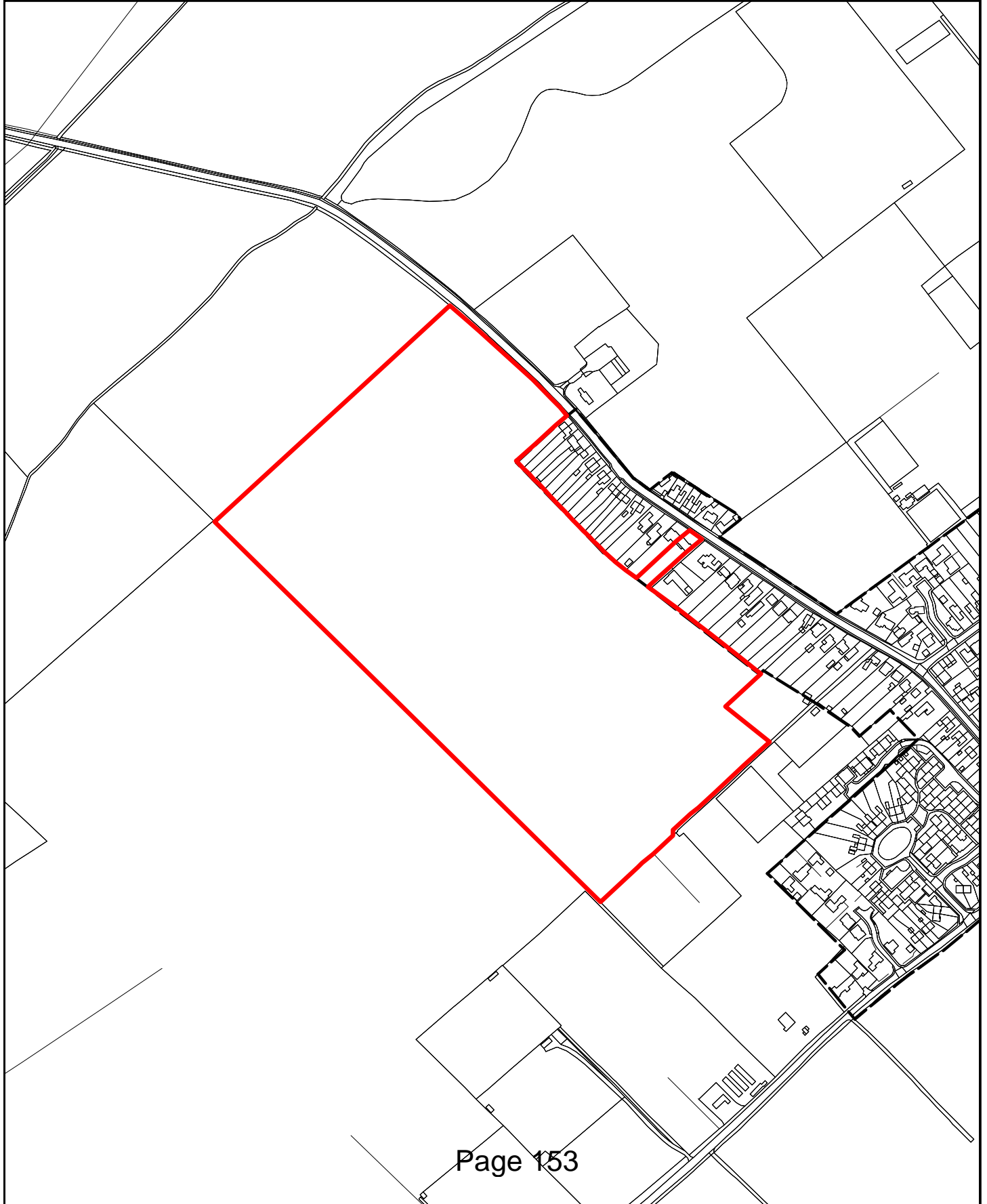
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Date of plot: 26/07/2017



**South
Cambridgeshire
District Council**

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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number:	S/1606/16/OL
Parish(es):	Cottenham
Proposal:	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)
Site address:	Land Off Oakington Road
Applicant(s):	Persimmon Homes (East Midlands) Ltd.
Recommendation:	Delegated Approval subject to the completion of a Section 106 agreement.
Key material considerations:	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
Committee Site Visit:	Yes
Departure Application:	Yes – Advertised 12 July 2016, Advertised Affecting the Setting of a Listed Building 1 March 2017.
Presenting Officer:	Karen Pell-Coggins, 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:	11 August 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 in this location 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.
2. Given that the Council cannot demonstrate currently a five year housing land supply, its “housing supply policies” remain out of date (albeit “housing supply policies” do not now include policies ST/5, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court in the *Hopkins Homes* appeal, para. 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, “unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...”.
3. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/5, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh” the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court.
4. The benefits from the development are set out below: -
 - 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 including children’s playspace within the development.
 - iv) Developer contributions towards traffic schemes, education, health, sport space, open space, community facilities, community transport and burial grounds.
 - v) Employment during construction to benefit the local economy.
 - vi) Greater use of local services and facilities to contribute to the local economy.
5. These benefits must be weighed against the following adverse impacts of the development: -
 - i) Location outside village framework and the objectives of policies DP/1(a) and DP/7.
 - ii) Scale of development and the objectives of policy ST/5
6. 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.
7. 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, construction of a footway on the northern side of Oakington Road between the site entrance and the existing footway, the widening of the existing

footway along the northern side of Oakington Road to provide a footway/cycleway between the site and the junction with Rampton Road, the widening of the existing footway to provide a footway/cycleway along the southern side of Rampton Road between the junction Oakington Road and the B1049, 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 and a travel plan.

8. 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.
9. The impact upon local infrastructure can be addressed through developer contributions towards open space, education, health, community facilities, community transport and burial grounds.
10. The development would also have an impact upon the listed buildings 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.
11. In this case, the adverse impacts of this development in terms of the impacts upon the landscape, highway safety and heritage assets that can be mitigated are not considered to significantly and demonstrably outweigh the benefits of the provision of a significant housing scheme, when assessed against the policies in the NPPF taken as a whole. On balance, planning permission should therefore be approved.

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

Environmental Impact Assessment

14. The application does not fall under Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and would not exceed the criteria in section 10b of Schedule 2 of the regulations. The application does not therefore require the submission of an Environmental Impact Assessment.

National Guidance

15. National Planning Policy Framework 2012
National Planning Practice Guidance

Development Plan Policies

16. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres
17. **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
18. **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
19. **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

20. **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.

21. **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.

22. **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.
23. **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.
24. **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.
25. **Historic Buildings 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 20th 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 20th 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 20th 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.

As a note of explanation, the 'neutral impact' referred to is the assessed impact on the setting of the building only, not considering impact on fabric. This is an assessment of setting *as it contributes to the significance of the listed building*. As outlined in Historic England guidance:

"Setting is not a heritage asset, nor a heritage designation... Its importance lies in what it contributes to the significance of the heritage asset."

A range of values contribute to the 'significance' of a heritage asset, including *aesthetic, evidential, historic, and communal*. The contribution of the setting to the *significance* of the listed building is what must be considered. As outlined, this is limited to a) the roadside junction location of the building, and b) views towards the building. The contribution to significance has been minimised over time through the residential and highways development within the junction area. The current proposal will alter elements of the setting which have already seen alteration. It will not affect the setting of the building *as it contributes to its significance*. Therefore 'neutral impact' is assessed to the setting as it contributes to significance. The potential harm to the listed building is to its fabric.

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. It is is

cursory but adequate in meeting the requirements of paragraph 128. The Heritage Statement contains errors such as the misquoted NPPF paragraph 129/130, and could have been reorganised to more clearly follow Historic England guidelines, but this is not considered to impact its adequacy in NPPF terms, or its conclusions. The key paragraph is 4.17, wherein the setting is considered.

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 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 20th 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 20th 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.

While we unfortunately cannot take into account impact on residents, we are aware of the harm that the proposals may cause or exacerbate to three properties within the listed building, as set out in the report. The impact of increased water and vibration damage will influence details to be determined at Reserved Matters such as drainage and speed bumps. Conservation and Highways will work together with the applicant to ensure harm is mitigated or minimised. We will also work together to ensure signage and other street furniture does not negatively impact views of the building.

As details regarding speed bumps, drainage, signage, bollards, and vibration investigation or monitoring are more appropriately resolved at Reserved Matters, there is sufficient information to enable the balancing exercise under NPPF paragraph 134 for this outline application. NPPF Paragraph 134 directs the decision takers to balance harm against public benefits. The public benefits of the scheme have significant weight and would outweigh a high level of less than substantial harm. It should be emphasised that the proposal has the potential to affect three units only, and will exacerbate existing issues rather than causing them. There is potential to mitigate the harm. Therefore it must be concluded that the less than substantial harm

is outweighed by the public benefits, and conservation grounds cannot form a reason for refusal which stands up to policy.

26. **Environmental Health Officer** – Has no objections in principle subject to conditions in relation to construction noise/vibration and dust and an artificial lighting scheme.
27. **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.
28. **Drainage Officer** – Has no objections subject to conditions in relation to surface water drainage and foul drainage.
29. **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' 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.
30. **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.
31. **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.

32. **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 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; construction of a footway on the northern side of Oakington Road between the site entrance and the existing footway; the widening of the existing footway along the northern side of Oakington Road to provide a footway/cycleway between the site and the junction with Rampton Road; the widening of the existing footway to provide a footway/cycleway along the southern side of Rampton Road between the junction Oakington Road and the B1049; improvements to the bus stop outside No. 25 Rampton Road to include a bus stop shelter and a contribution of £7,000 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 and a travel plan.
33. **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.
34. **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.
35. **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.
36. **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 foul 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** – Has 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.
47. Letters have been received from Cottenham Charities on behalf of the Trustees of the John Moreton Almshouses and The Almshouse Association that have concerns in relation to the damage that would be caused to the listed buildings as a result of the additional traffic generated from the development. The buildings have minimal foundations and are showing fractured brickwork aswell as detached drip mouldings around the windows. The installation of a larger roundabout and speed cushions would move traffic closer to the listed buildings that will have a detrimental effect on through increased noise and vibration. There is also concern in relation to the social impact through safety to existing residents and ability to attract new residents.

Site and Surroundings

48. 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

49. 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.
50. 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

51. 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

52. 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.
53. 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

54. 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.
55. 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 based on the methodology used 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 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.
56. 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, on the basis of the legal interpretation of "policies for the supply of housing which applied at the time of the Waterbeach decision, were 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).
57. 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 and held that the term was so not to be restricted to 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies in the Council's development plan which have the potential to restrict or affect housing supply were to be considered out of date in respect of the NPPF. The decision of the Court of Appeal tended to confirm the approach taken by the Inspector who determined the Waterbeach appeal. As such, as a result of the decision of the Court of Appeal, policies including policy ST/5 of the Core Strategy and policies DP1(a) and DP7 of the Development Control Policies DPD fell to be considered as "relevant policies for the supply of housing" for the purposes of NPPF para.49 and therefore "out of date".

58. However, the decision of the Court of Appeal has since been overturned by the Supreme Court, in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as "relevant policies for the supply of housing" for the purposes of the NPPF. The term "relevant policies for the supply of housing" has been held by the Supreme Court to be limited to "housing supply policies" rather than more being interpreted more broadly so as to include any policies which "affect" the supply of housing, as was held in substance by the Court of Appeal.
59. The effect of the Supreme Court's judgement is that policies ST/5, DP/1(a) and DP/7 are no longer to be considered as "relevant policies for the supply of housing". They are therefore not "out of date" by reason of paragraph 49 of the NPPF. None of these adopted policies are "housing supply policies" nor are they policies by which "acceptable housing sites are to be identified". Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in the Framework at para. 7. It is considered that policies ST/5, DP/1(a) and DP/7, and their objective, individually and collectively, of securing locational sustainability, accord with and further the social and environmental dimensions of sustainable development, and accord therefore with the Framework.
60. However, given that the Council cannot demonstrate currently a five year housing land supply, its "housing supply policies" remain out of date (albeit "housing supply policies" do not now include policies ST/5, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court, para. 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, "unless an adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...".
61. This means that even if policies are considered to be up to date, the absence of a demonstrable five year housing land supply and the benefit, in terms of housing delivery of a proposed residential-let development supply cannot simply be put to one side. The NPPF places very considerable weight on the need to boost significantly the supply of housing, including affordable housing, particularly in the absence of a five year housing land supply. As such, although any conflict with adopted policies ST/5, DP/1(a) and, DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing the delivery of housing, particularly in the absence, currently, of a five year housing land supply.

62. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/5, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh” the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal.

Sustainable Development

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

Economic Aspects

64. 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

65. 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

66. 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. Please see the timetable below in relation to the delivery of the scheme within 5 years.

Outline Submission	Resolution to Approve	S106	RM Prep and Submission	RM Approval	Technical Approval	Tender Period and Road Start	House Build Start	Build Rate
June 2016	August 2017	Oct 2017	January 2018	April 2018	July 2018	Sept 2018	Nov 2018	56 units per year
							1 year 3 months	3 years 9 months

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 is first on the edge of the city of Cambridge and secondly in Rural Centres, it is difficult to state that Cottenham is not a sustainable location for increased housing development. The status of the village is due to be upgraded and the emerging Local Plan and the Services and Facilities Study 2013 identifies a wide range of services and facilities in the village that include a secondary school, primary school, children's nurseries, two doctors surgeries, dentist, a large food store, post office, butchers, bakers, pharmacy, village store, newsagents, hairdressers, four public houses, a village hall, sports pavilion and library. There is also a bus service to and from Cambridge every 20 minutes Mondays to Saturdays until 1900 hours and hourly thereafter, and every 30 minutes on Sundays until 1800 hours. There is also a bus service to and from Ely Mondays to Saturdays with approximately 6 buses throughout the day.
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 4th in the Village Classification Report 2012 in the District in terms of access to transport, secondary education, village services and facilities and employment. It falls slightly below Sawston, Histon & Impington and Cambourne that are all Rural Centres hence it's proposed upgrading in the emerging Local Plan. It also ranks above Fulbourn that is currently a Rural Centre. Given the above assessment, the future occupiers of the development would not be wholly dependent upon the private car to meet their day-to-day and the majority of their wider needs. Cottenham is therefore considered a sustainable location for a development of this scale. In contrast, it should be noted that Waterbeach has a significantly lower score and has been considered sustainable for a similar number of dwellings.

Housing Density

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 £130,000 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 m² of formal play space (i.e. an area sufficient to contain 2 LEAPs and 1000 m² 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 1.52 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 purchased 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 (requiring improvement) 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 were 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.
148. The Water Tower is located a significant distance from the site and the development would not result in harm to its setting.
149. Whilst the works are required to the roundabout adjacent to the Almshouses do have an impact on these listed buildings in relation to water and noise 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 mitigated 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 de minimus. 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. 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 20th 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 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 widening of the existing footway along the northern side of Oakington Road to provide a footway/cycleway between the site and the junction with Rampton Road; the widening of the existing footway to provide a footway/cycleway along the southern side of Rampton Road between the junction Oakington Road and the B1049; 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; and a contribution of £6,000 to the County Council towards a local highway improvement scheme at the junction of Water Lane and Oakington Road junction in Oakington.
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.

Planning Balance

179. Given the fact that the Council cannot currently identify a five year supply of housing land, 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.
180. This report sets out a number of benefits that would result from the development. These are set out below: -
- 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 including children's

- playspace within the development.
- iv) Developer contributions towards traffic schemes, education, health, sport space, open space, community facilities, community transport and burial grounds.
 - v) Employment during construction to benefit the local economy.
 - vi) Greater use of local services and facilities to contribute to the local economy.
181. Significant weight can be attached to the provision of 126 dwellings including 40% affordable housing to meet the lack of housing supply in the district in accordance with the guidance in the NPPF.
182. Significant weight can also be attached to the provision of open space and children's playspace within the development and contributions towards education, health, sport, open space, community facilities, community transport and burial grounds.
183. Moderate weight can be attached to the provision of employment during construction and the impact upon local services from the development.
184. This report sets out a number of adverse impacts that would result from the development. These are set out below: -
- i) Location outside village framework and the objectives of policies DP/1(a) and DP/7.
 - ii) Scale of development and the objectives of policy ST/5
185. Limited weight can be attached to the location and scale of the development given the absence of a five year housing land supply and the need to balance this conflict against the significant need for housing identified in the NPPF.
186. 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.

Conclusion

187. In summary, the adverse impacts of this development in terms of location of the development outside the village framework and scale of development are not considered to significantly and demonstrably outweigh the benefits of the provision of a significant housing scheme, when assessed against the policies in the NPPF taken as a whole. On balance, planning permission should therefore be approved.

Recommendation

188. 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) for an archaeological programme of works 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:

- i) The statement of significance and research objectives;
- ii) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- iii) The programme for post-excavation 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_{BAR}, 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.

(Reason - To ensure an adequate water supply is available for emergency use.)

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/cycleway along the northern side of Oakington Road from the site entrance to the existing footway to be agreed with Cambridgeshire County Council has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

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

hh) No development shall take place until details of a scheme for the widening of the existing footway to provide a footway/cycleway on the northern side of Oakington Road between the site and its junction with Rampton Road to be agreed with Cambridgeshire County Council has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

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

ii) No development shall take place until details of a scheme for the widening of the existing footway to provide a footway/cycleway along the southern side of Rampton Road between its junction with Oakington Road and the B1049 to be agreed with Cambridgeshire County Council has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

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

jj) No development shall take place until details of a scheme for the improvement of the 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.)

kk) 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.)

II) The accesses to the site shall be completed prior to the occupation of any dwelling.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Section 106 agreement

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

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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.

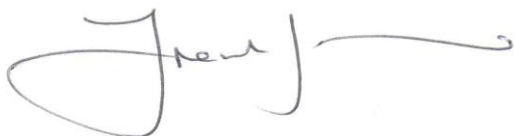
4 The development is unlikely to deliver 40% truly affordable homes for Cottenham

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.

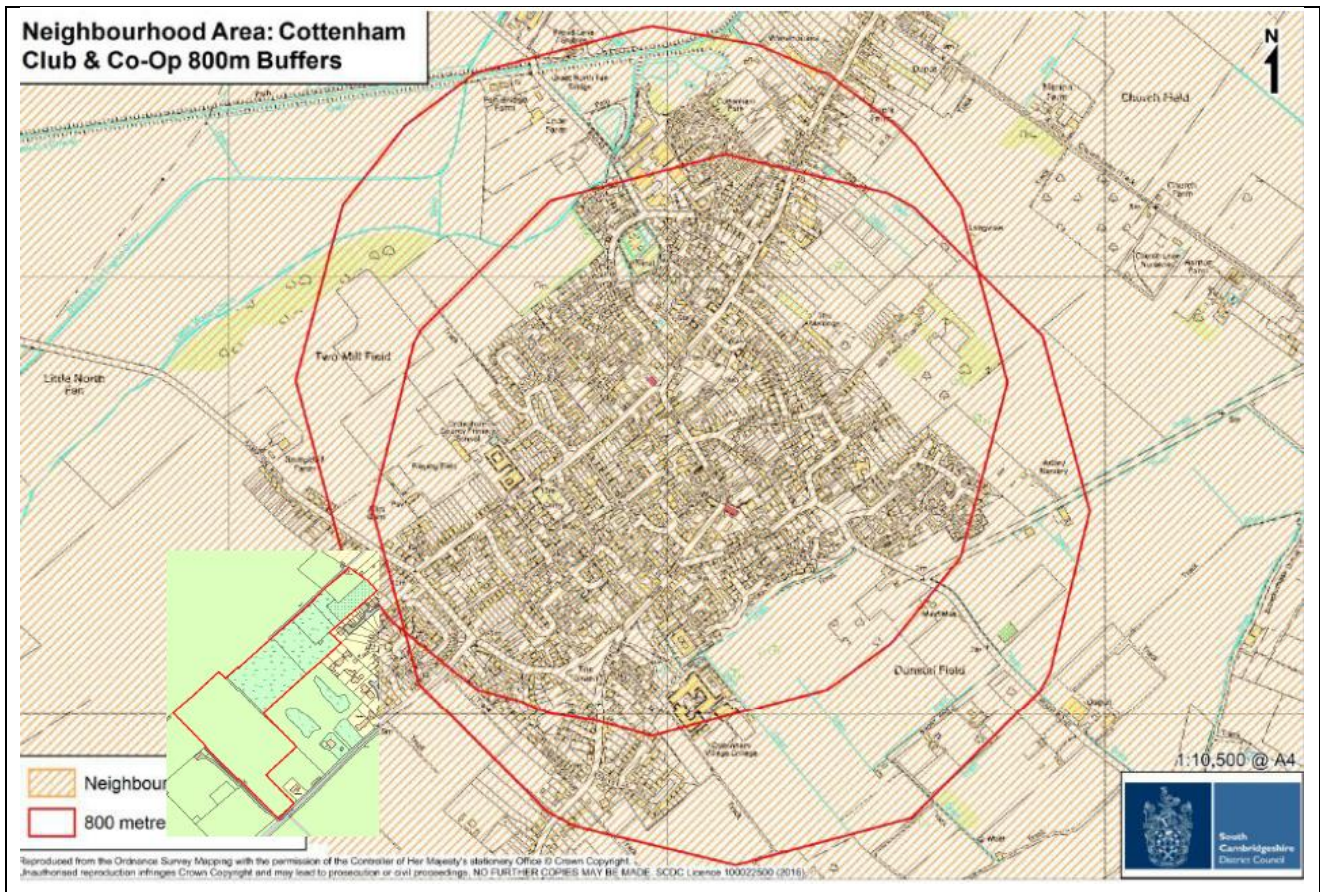
4.1.3 Off-site improvements Contrary to the Design & Access statement and Planning Statement the local traffic network is overloaded and the overload will be aggravated by any development in this area. This section claims to offer an improved design for one of the roundabouts but it is not included in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

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9th 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:

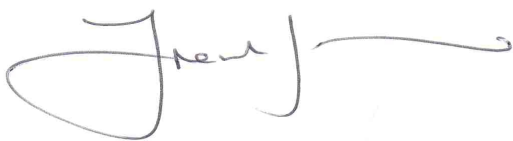
- a) There is an assertion that established access rights would enable the developer to upgrade the surface of the track to provide a shorter pedestrian-only access route between the site and the village core. We challenge this assertion, especially as it may compromise established vehicle access held 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 26th September 2016.

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

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

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

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

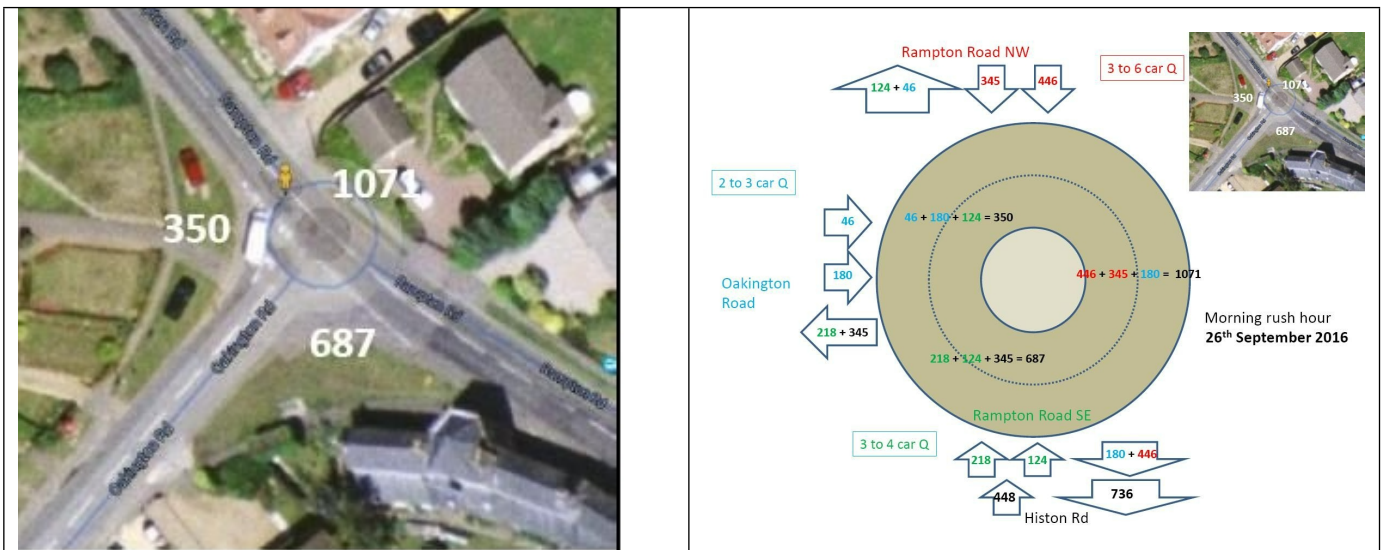
Traffic flows were also measured on the road into Cambridge – Histon Road – as a comparator with other available statistics and predictions.

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

It is unclear as to the degree 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.

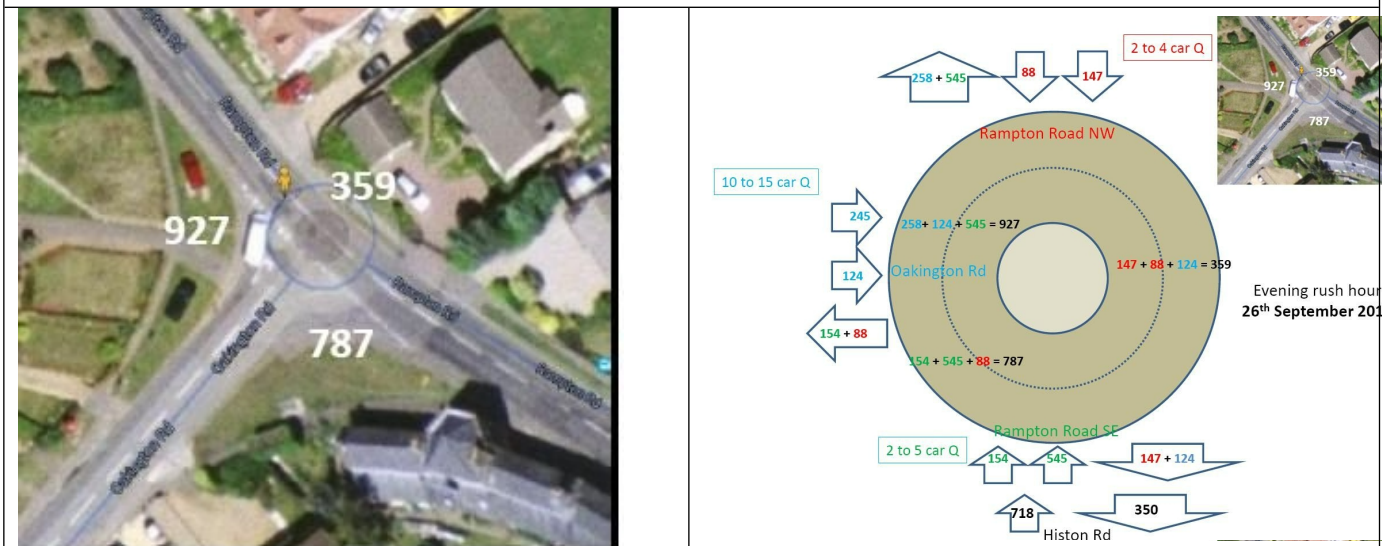
Flows on 26th September 2016

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



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

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



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

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

Trip rate generation for new estates in Cottenham

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

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

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

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

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

Effects of development on the morning peak flows

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



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

Oakington Road approach

Around 226 cars arrive in the morning peak hour today.

Oakington Rd already suffers congestion – with 2 to 6 stationary vehicles between 7am and 9.30am
Endurance (50) will add at least 35 trips to the morning load on Oakington Rd, **25 into** and 13 from

Approx. 13 will flow towards the roundabout

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

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

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

Approx. 33 will flow towards the roundabout

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

Rampton Road south-bound approach

Around 792 cars arrive in the morning peak hour today.

Rampton Rd NW already suffers congestion – with 3 to 6 stationary vehicles between 7am and 9.30am
Endurance (50) will add at least 35 trips to the morning load on Oakington Road, 25 into and **13 from**

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

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

Approx. 70 will flow towards the roundabout

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

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

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

Rampton Road north-bound approach

Around 342 cars arrive in the morning peak hour today.

Rampton Rd NW already suffers congestion – with 3 to 4 stationary vehicles between 7am and 9.30am
Endurance (50) will add at least 35 trips to the morning load on Oakington Road, 25 into and **13 from**

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

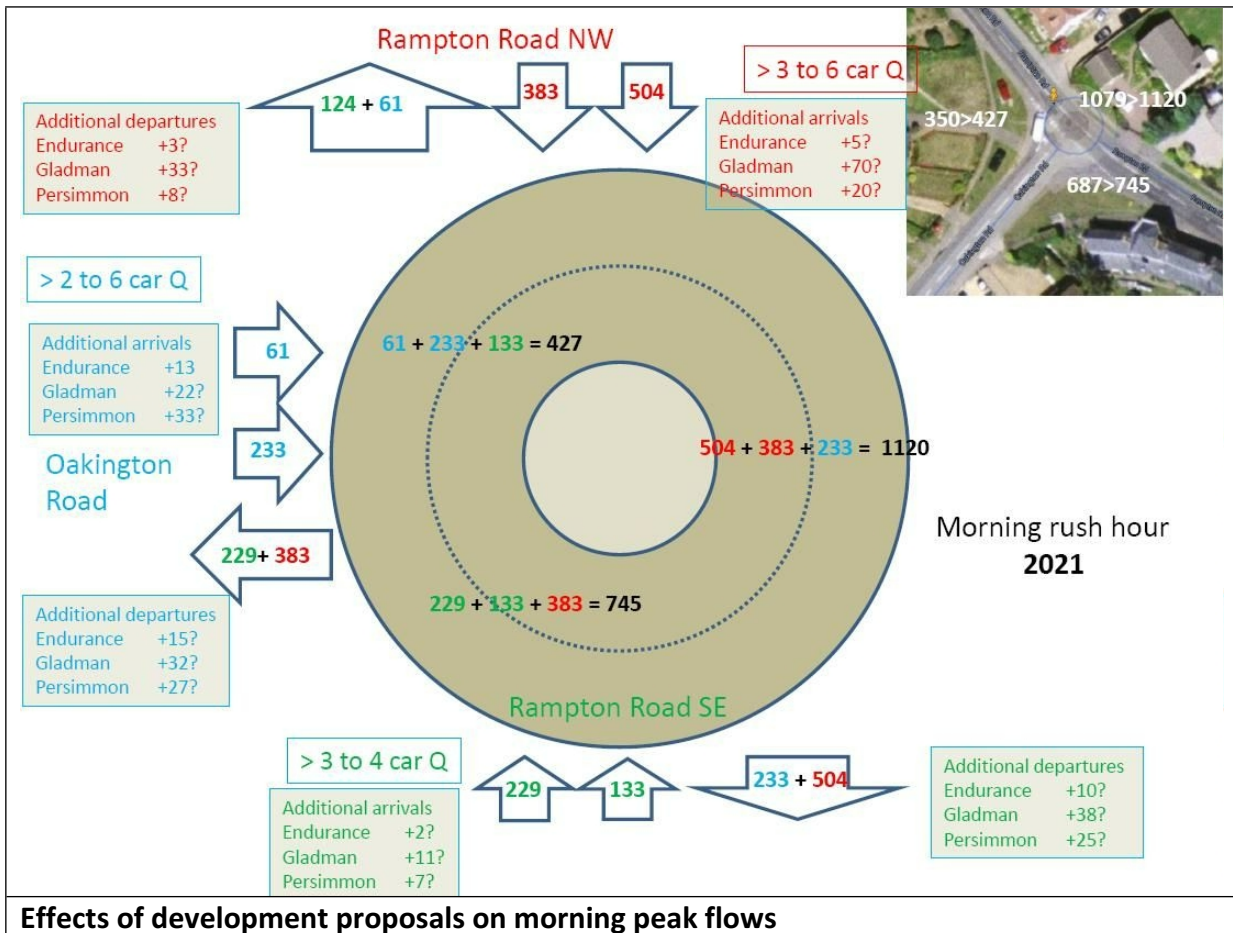
Gladman (210) will add at least 150 trips to the morning load on Rampton Road, 105 into and **45 from**

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

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

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

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



Effects of development proposals on morning peak flows

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**,

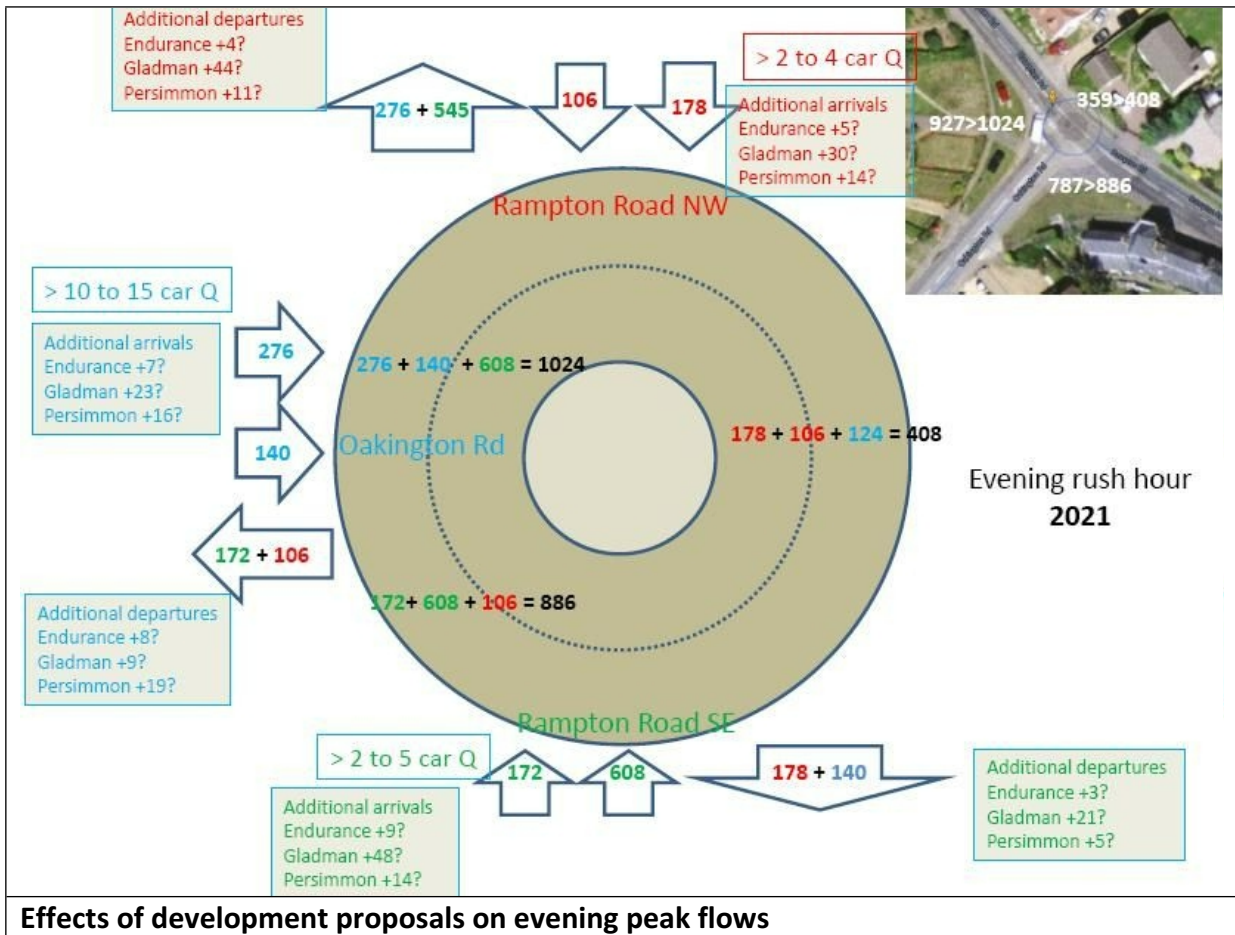
Gladman (210) will add at least 150 trips to the afternoon load on Rampton Road, 45 into and **105 from**

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 709 that arrive there today**, an increase of **10%** that **will extend queue lengths**.



Possible mitigations

Oakington Road approach

Around 226 cars arrive in the morning peak hour

A full "left-filter" lane could remove some 46 cars from today's and 61 from "tomorrow's traffic

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

Rampton Road south-bound approach

Around 801 cars arrive in the morning peak hour

A full "left-filter" lane could remove some 447 cars from today's and 504 from "tomorrow's traffic

As "only" ~383 cars would be arriving queues would disappear.

Rampton Road north-bound approach

Around 342 cars arrive in the morning peak hour

A full "left-filter" lane could remove some 218 cars from today's and 229 from "tomorrow's traffic

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

Oakington Road approach

Around 369 cars arrive today in the afternoon peak hour

A full "left-filter" lane could remove some 245 cars from today's and 276 from "tomorrow's traffic

As "only" 140 cars would be arriving queues would disappear

Rampton Road south-bound approach

Around 235 cars arrive in the afternoon peak hour

A full "left-filter" lane could remove some 147 cars from today's and 178 from "tomorrow's traffic

As "only" 106 cars 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 26th September 2016
 Roundabout approach – Rampton Road North

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

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

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

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

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

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

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

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

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

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

Roundabout approach – queuing PM

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

Beach Road approach North

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

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

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

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

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

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

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

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

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

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

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

Session Total	1731	9	20	1760	901	11	11	923
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The Parish Office,
Right Side Entrance, Community Centre,
250a High Street,
Cottenham,
Cambridge CB24 8XZ
Tel: 07503 328401
clerk@cottenhampc.org.uk

10th 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:

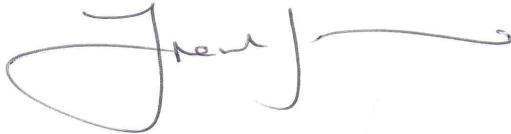
- a) There is an assertion that established access rights would enable the developer to upgrade the surface of the track to provide a shorter pedestrian-only access route between the site and the village core. We challenge this assertion, especially as it may compromise established vehicle access held 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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The Parish Office,
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24th 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.

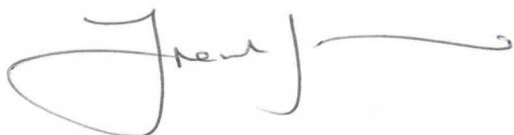
The most recent **Building Survey Report** prepared by Hugo Prime (a Chartered Building Surveyor with a University of Cambridge Certificate in Historic Building Conservation) attributed damage to the window surround bricks of #25 and #27 to frost action and erosion following acidic water being splashed 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

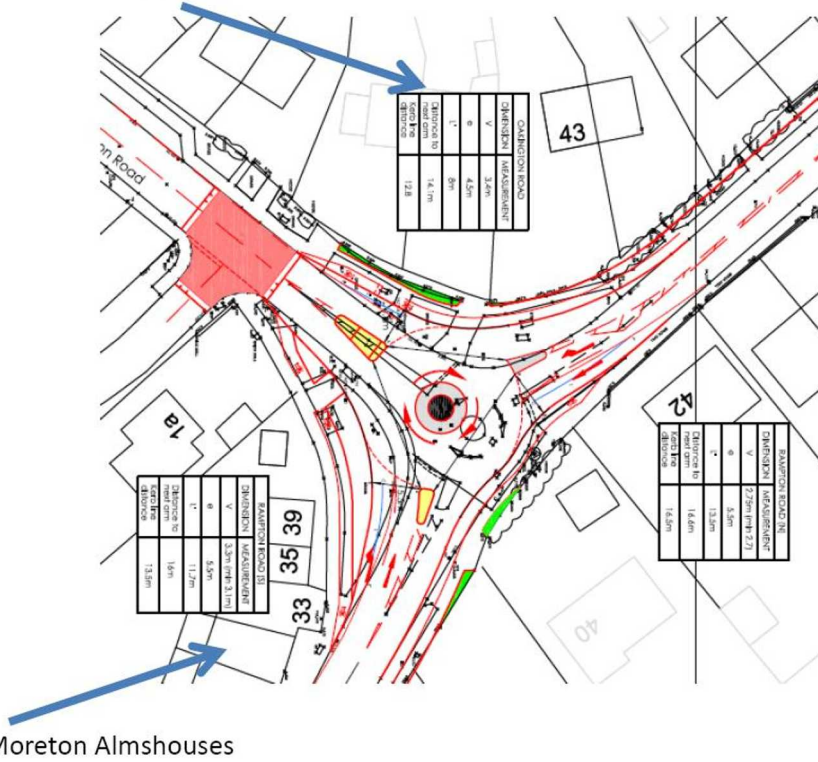


Fig 2: Proposed “improvement” to Oakington Road / Rampton Road roundabout

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)

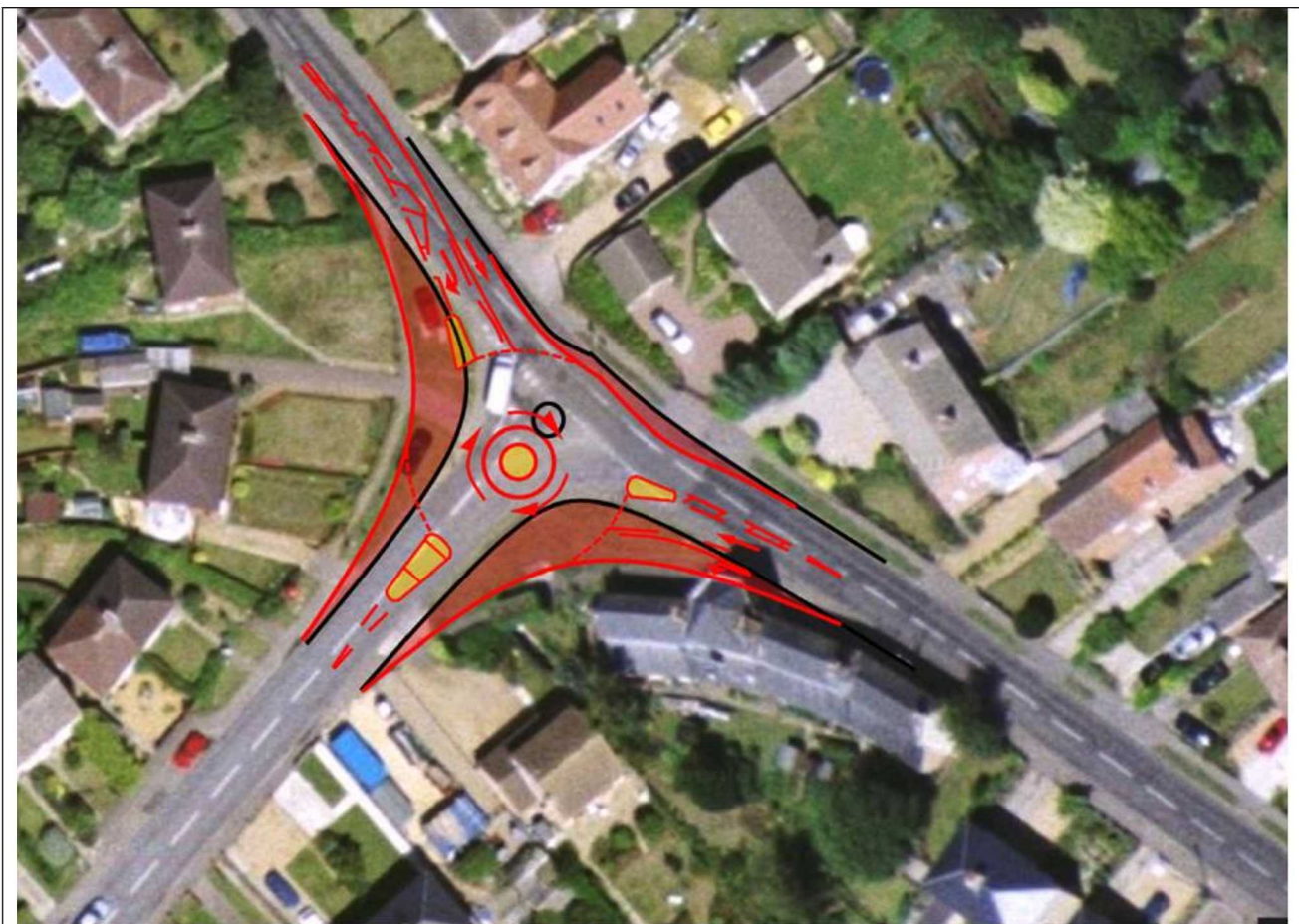


Fig 5: Artist's impression of the proposed roundabout, almshouses and their setting

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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The Parish Office,
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5th May 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 Oakingon Road, Cottenham

Cottenham Parish Council has considered the “corrected” Carter Jonas Heritage Statement and, having sought independent expert advice from Beacon Planning Limited, an award-winning independent planning and heritage consultancy, offers these comments to supplement those we offered on 24th February 2017:

1. We believe neither Persimmon nor SCDC has paid sufficient attention to the assessment of the impact of the proposed roadworks and other measures, necessary to mitigate the additional traffic from the development on the Moreton Almshouses and their setting.
2. The Committee Report is both inconsistent and over-simplistic, failing to recognize the contribution of the setting to the significance of the Listed Buildings as required by paragraph 129 of the NPPF and compromising any assessment of the full impact of the roadworks. The report, despite concluding incorrectly that there is a neutral impact, acknowledges that there is existing harm and potential for further harm. It goes further (at paragraph 149) by stating “this limited harm is not considered to be outweighed by the benefits of the scheme”.
3. The Committee Report clearly acknowledges that the granting of this outline application would generate the potential for harm to be caused to the significance of this heritage asset. The full nature of these impacts cannot yet be known. It is unclear how, in the light of these identified impacts, the conclusion of a neutral impact has been reached.
4. There are a number of errors in the Heritage Statement, which imply a lack of appropriate experience being applied. These include citing the incorrect statutory test with regards to the LPA’s duty to pay special regard to the desirability of preserving listed buildings and their settings when exercising planning functions. The assessment of significance is cursory and does not assess the contribution made by the setting of the heritage assets. It does not follow the methodology set out in the Historic England ‘Good Practice in Planning Note 3: The Setting of Heritage Assets’, and nor

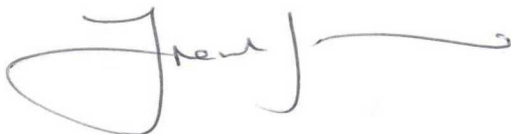
does it facilitate a full and informed assessment of impact. It also leaves open (e.g. at 4.18) the possibility of the highway works materially affecting the setting of the Moreton's Almshouse. It is unclear how, in the light of these identified impacts, the conclusion of a neutral impact has been reached.

5. With regards to the future use of the almshouses, there is a need to consider whether or not the proposed works jeopardise their ongoing use as accommodation for elderly residents as this is the optimum viable use of the designated asset and makes an important contribution to their significance. The loss of this use – the use for which they were originally designed and intended – would result in a significant degree of harm. This is a matter of concern to The Almshouse Association who have made a representation to this effect.
6. In addition, there is a “public sector equality duty” under section 149 of the Equalities Act 2010 which ensures due regard is made to eliminate discrimination against those with protected characteristics, including age. The approximately four-fold increase in traffic noise effected by the larger roundabout design cannot, due to planning restrictions and limited performance of multiple glazing, be brought back to that currently enjoyed by the occupants of the Listed Buildings.
7. It was a lack of provenance on the Heritage Impact Assessment and lack of proper attention to the assessment itself which, among other issues, led the Planning Inspector to adjourn the Gladman Appeal APP/W0530/W/16/3151609 (see extract from his adjournment report as Appendix 1).
8. Cottenham Parish Council has now applied for Rule 6 status when that Inquiry resumes in September. We have commissioned an independent Heritage Assessment by a recognized expert in planning matters related to heritage assets. We ask, as part of that study, that SCDC makes available to us the draft Conservation Area Assessment prepared by SCDC's Conservation team.
9. We suggest that there is insufficient information available at this time to permit an informed assessment of the heritage impacts and by extension to undertake the planning balance as required by paragraph 134 of the NPPF.

In the light of the statutory duty set out in section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the ‘considerable weight’ that must be given to the preservation of listed buildings and their settings as interpreted in recent case law, these omissions and oversights make it impossible, we believe, for SCDC to make an informed assessment of the heritage impacts and thereby discharge their statutory duty under the Act.

All other points we have previously raised continue to apply. Permission should be refused, or consideration adjourned until further details are provided to facilitate this exercise.

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

12. In the light of the above, I decided to adjourn the Inquiry for the following actions to take place:

- i. The appellant to produce a Proof of Evidence on the effect of the scheme on heritage assets. This Proof should specifically focus on the impact of the improved road junction at Oakington Road & Rampton Road in terms of the Grade II Moreton Almshouses.**
- ii. Allow the opportunity for Rule 6 Status to be sought by the Parish Council, at the earliest opportunity, and no later than 5 weeks from the date of this note. The Parish Council must then produce a Statement of Case, and Proof of Evidence, within a timescale to be agreed.**
- iii. A full consultation exercise, to be undertaken by the Council, in respect of amended 200 unit scheme that I am now being asked to consider. This consultation exercise should ensure that the relevant regulations¹ in respect of planning applications affecting the setting of listed buildings are fully and properly complied with. This process can occur immediately. The Council should provide the appellant, any Rule 6 party, and the Case Officer at PINS with details of the consultation exercise and all responses received, once it has concluded.**
- iv. Should Rule 6 Status be sought and granted in respect of the Parish Council, the appellant should provide hard copies (as well electronic versions) of the Proofs of Evidence it intends to rely on to the Parish Council. Core Documents can be provided electronically.**

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Heads of terms for the completion of a Section 106 agreement

Cottenham – Oakington Road (S/1606/16/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	The first 8 properties should be allocated to those with a local connection to Cottenham and the remaining should be allocated on a 50/50 split basis between applicants with a District wide connection

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£194,400
Primary School	CCC	£486,000
Libraries and lifelong learning	CCC	£18,906
Transport	CCC	£13,000
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
TOTAL		£1,260,184
TOTAL PER DWELLING		£10,001.48

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local equipped area for play	SCDC	9 pieces of play equipment (which will comprise at least 6 pieces of play equipment for 4-8 year olds and at least 3 pieces of equipment for toddlers).

Planning condition infrastructure summary:

Item	Beneficiary	Summary
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

Ref	CCC1
Type	Early years
Policy	DP/4
Required	YES
Detail	See 'Primary School'
Quantum	£194,400
Fixed / Tariff	
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	
Number Pooled obligations	

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

	<p>The school's class structure limits these surplus places to a single cohort. The Council considers that it would not be appropriate to simply 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>Total</td> <td>£760,800</td> <td>£2,122,800</td> </tr> </tbody> </table> <p>Across these 4 developments a contribution of £2,883,600 is being sought.</p> <p>Cottenham Parish Council are looking to deliver a new community centre and the plans currently include provision for an early years nursery following agreement, in principle, from CCC to direct relevant s106 early years contributions to the project. If in the future it is agreed by all parties that this proposition is a more viable option for providing early years accommodation then it may be that a deed of variation could be completed to redirect some of this money towards the Parish Council project. Until that time the solution will be early year's classrooms on the primary school site.</p>		Early Years	Primary	Land off Rampton Road (S/1411/16)	£286,200	£715,500	Land at Oakington Road (S/1606/16/OL)	£194,400	£486,000	Land north east of Rampton Road (S/2876/16)	£220,800	£772,800	36 Oakington Road (S/1952/15) * Already secured	£59,400	£148,500	Total	£760,800	£2,122,800
	Early Years	Primary																	
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36 Oakington Road (S/1952/15) * Already secured	£59,400	£148,500																	
Total	£760,800	£2,122,800																	
Quantum	£486,00 for Primary Education																		
Fixed / Tariff	Fixed																		
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings																		

Index to be applied from	Quarter 1 2016
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One to date (36 Oakington Road)

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	NO
Detail	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.

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

	<ul style="list-style-type: none"> Decreasing the size of the workroom/staffroom and adding the space freed up to the library area.
Quantum	£18,906.30
Fixed / Tariff	Fixed
Trigger	50% of the contribution prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One to date (36 Oakington Road)

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

Ref	CCC6
Type	Transport
Policy	TR/3
Required	YES
Detail	<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>
Quantum	£13,000
Fixed / Tariff	Fixed
Trigger	As set out above
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The recreation study of 2013 identified Cottenham as having a deficit of 5.26ha of outdoor sports space.</p> <p>Cottenham Parish Council has said that in order to meet the needs of future resident's sports contributions are required to part fund a number of projects including:</p> <ul style="list-style-type: none"> • New sports pavilion (est cost £350,000) • Additional cricket squares • Pitch drainage • Floodlights • Additional land <p>The off-site contribution towards the increase in demand for provision of outdoor sports provision would ordinarily be in the region of £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>
Quantum	£60,000
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupation of 50 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One to date (Oakington Road)

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

	<p>MUGA, skate park extension and possible offsite street snooker table.</p> <p>A contribution of £70,000 towards these projects is required to meet the needs of older children.</p> <p>In accordance with development control policies the development will be required to provide the following quantum of children's play space.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <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										
Quantum	£70,000 towards offsite MUGA or other older children's play facility										
Fixed / Tariff	Fixed										
Trigger	£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										
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations	NONE										

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

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	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"> • Rural Centres should have at least one good sized facility which offers access to community groups at competitive rates. • The centre should feature one main hall space suitable for various uses, including casual sport and physical activity; theatrical rehearsals /performances and social functions. The facility should also offer at least one meeting room. • All facilities, including toilets, should be fully accessible, or retro-fitted to ensure compliance with Disability Discrimination Act legislation wherever possible. • Facilities should include a kitchen/ catering area for the preparation of food and drink. The venue should have the capacity for Temporary Events for functions which serve alcohol. • Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency measures in place, although this should be undertaken with the balance of expenditure/saving in mind, given the likely hours of usage. • Facilities should be designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep. <p>Cottenham Parish Council has advised the District Council that they intend to construct a new village hall on land that is within their control.</p> <p>Cottenham Parish Council has said that in order to meet the needs of future residents a multipurpose community centre needs to be constructed.</p> <p>Cottenham Parish Council is embarking on a plan to provide a community centre in the village. The estimated cost of this building is now at £2.5m and which would incorporate different users including possibly early years. The Parish Council have drawn up a brief for the building design and have now appointed an architect. A planning application has now been received (S/3163/16/FL).</p> <p>A financial contribution based on the approved housing mix would ordinarily result in a contribution in the region of £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>
Quantum	£130,000
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupations of 30 dwellings
Officer agreed	YES

Applicant agreed	YES
Number Pooled obligations	One at present (Oakington Road)

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

Ref	SCDC6
Type	S106 Monitoring
Policy	Planning portfolio holder approved policy
Required	YES
Detail	£2,000
Quantum	
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC7
Type	Onsite open space and play area maintenance
Policy	Open space in new developments SPD
Required	YES
Detail	<p>Paragraph 2.19 of the Open Space in New Developments SPD advises that 'for new developments, it is the developer's responsibility to ensure that the open space and facilities are available to the community in perpetuity and that satisfactory long-term levels of management and maintenance are guaranteed'. The Council therefore requires that the on-site provision for the informal open space and the future maintenance of these areas is secured through a S106 Agreement. Para 2.21 advises that 'if a developer, in consultation with the District Council and Parish Council, decides to transfer the site to a management company, the District Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee)'.</p> <p>It is the Local Planning Authority's preference that the public open space is offered to Cottenham Parish Council for adoption, recognising that the Parish Council has the right to refuse any such offer.</p> <p>If the Parish Council is not minded to adopt onsite public open space the owner will be required to provide a developer guarantee of sufficient value to be a worthwhile guarantee. Furthermore with the details of the guarantee and guarantor would need to be submitted to and approved in writing by the Council prior to commencement of development. Should this not be forthcoming the planning obligation will also be required to include arrangements whereby the long term management</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
Quantum	
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

OTHER OBLIGATIONS

Ref	OTHER 1																																						
Type	Health																																						
Policy	DP/4																																						
Required	YES																																						
Detail	<p>The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 585 residents and subsequently increase demand upon existing constrained services.</p> <p>The primary healthcare service directly impacted by the proposed development and the current capacity position is shown in Table 1 below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Premises</th> <th>Weighted list size ¹</th> <th>NIA (m2) ²</th> <th>Capacity ³</th> <th>Spare capacity (NIA m2) ⁴</th> </tr> </thead> <tbody> <tr> <td>Cottenham Surgery</td> <td>6,638</td> <td>190.30</td> <td>2,775</td> <td>-59.16</td> </tr> <tr> <td>The Surgery, Telegraph Street</td> <td>12,204</td> <td>450.89</td> <td>6,575</td> <td>-385.96</td> </tr> <tr> <td>Total</td> <td>15,842</td> <td>641.19</td> <td>9,350</td> <td>-445.12</td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> 1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list. 2. Current Net Internal Area occupied by the Practice 3. Patient Capacity based on the Existing NIA of the Practice 4. Based on existing weighted list size <p>The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.</p> <p>Table 2 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Premises</th> <th>Additional pop growth ⁵</th> <th>Additional floorspace required ⁶</th> <th>Spare capacity (NIA) ⁷</th> <th>Capital required to create additional floorspace ⁸</th> </tr> </thead> <tbody> <tr> <td>Additional capacity</td> <td>302</td> <td>20</td> <td>-59.16</td> <td>£41,420</td> </tr> <tr> <td>Total</td> <td>585</td> <td>20</td> <td>-59.16</td> <td>£41,420</td> </tr> </tbody> </table> <p>5. Calculated using the South Cambridgeshire District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number). Calculated using an average of 1.5 residents per extra care apartment.</p>				Premises	Weighted list size ¹	NIA (m2) ²	Capacity ³	Spare capacity (NIA m2) ⁴	Cottenham Surgery	6,638	190.30	2,775	-59.16	The Surgery, Telegraph Street	12,204	450.89	6,575	-385.96	Total	15,842	641.19	9,350	-445.12	Premises	Additional pop growth ⁵	Additional floorspace required ⁶	Spare capacity (NIA) ⁷	Capital required to create additional floorspace ⁸	Additional capacity	302	20	-59.16	£41,420	Total	585	20	-59.16	£41,420
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	<p>6. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within “Health Building Note 11-01: facilities for Primary and Community Care Services”</p> <p>7. Existing capacity within premises as shown in Table 1</p> <p>8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,000/m²), rounded to nearest £.</p> <p>A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £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>
Quantum	£41,420
Fixed / Tariff	Tariff
Trigger	100% prior to occupation of 50 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One (being 50 dwellings at Oakington Road S/1952/15/OL)

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

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

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

Of the three burial grounds in Cottenham:

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

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

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

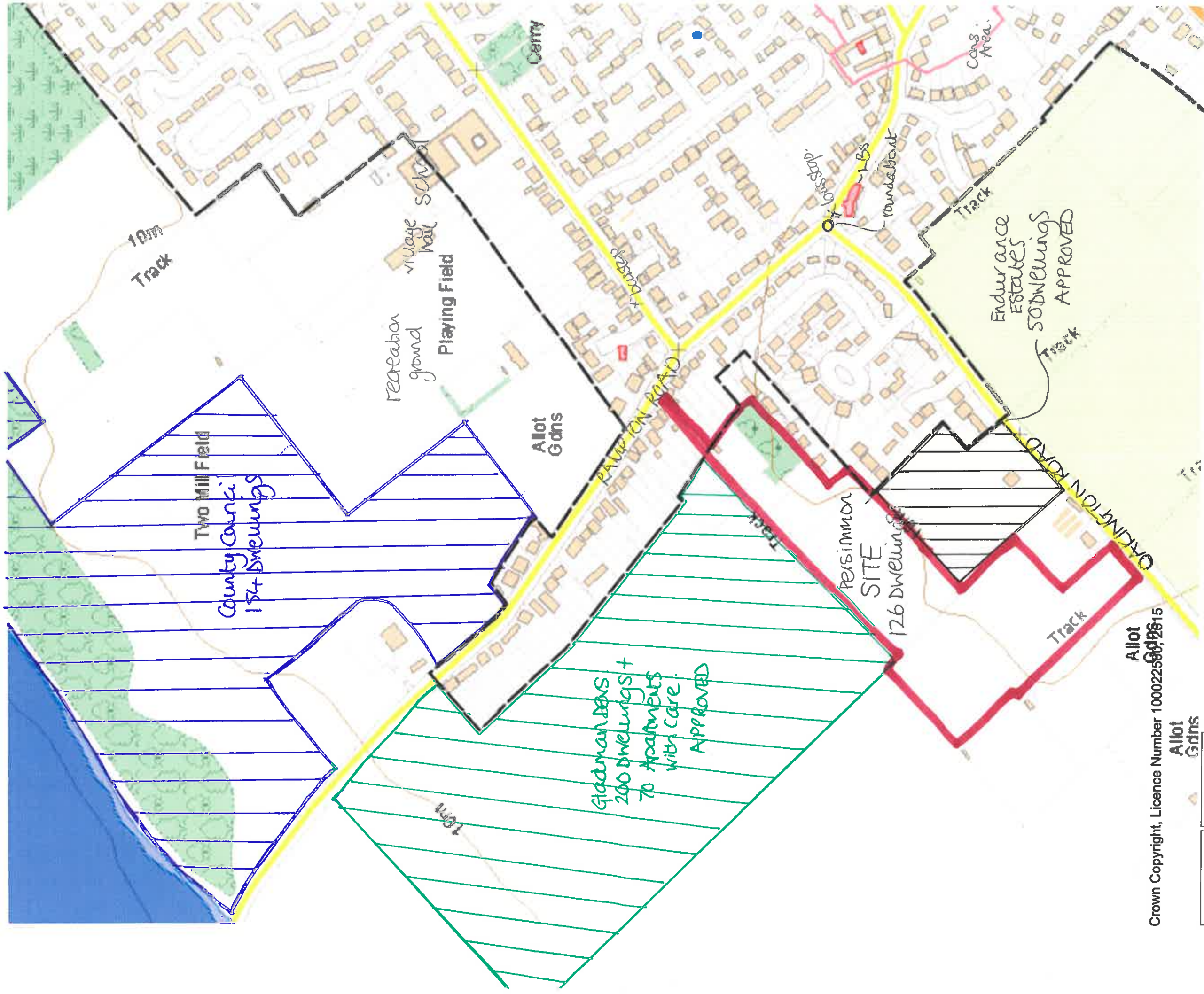
A	Purchase price per acre of land (£250,000)	£250,000
B	Cost of laying out each acre of land, car parking, fencing, benches, footpaths, landscaping etc (£100,000)	£100,000
C	Total cost of purchasing and laying out 1 acre of burial land (A + B)	£350,000
D	Number of single burial plots than can be achieved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

F	Burial/cremation 'demand' per house over 100 year period (2.5 per property)	2.5
G	% of people likely to be buried rather than cremated (assume 30%) source: Constitutional Affairs	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
Quantum	£210 per dwelling (i.e. £24,460 if 200 dwellings are built)		
Fixed / Tariff	Tariff		
Trigger	To be paid in full prior to occupation of 50 dwellings		
Officer agreed	YES		
Applicant agreed	YES		
Number Pooled obligations	None		

Ref	OTHER3
Type	Community transport scheme
Policy	DP/4, TR/3 and NPPF
Required	YES
Detail	<p>Concerns have been expressed regarding the highways capacity of the Rampton Road development by itself, but also with the possibility of planning permission being granted for other large developments along Rampton Road. Some measures have been proposed by applicants, including such improvements as RTPI to encourage public transport travel into Cambridge. Other than Cambridge, key destinations for future residents to access sustainable transport modes include (a) the Cambridge Busway stop at Oakington (circa 2.5 miles) which will allow access to destinations including Cambridge, St Ives and Huntingdon and (b) Waterbeach train station (circa 4 miles) predominantly for commuters to London.</p> <p>A proposal has been put forward by Cottenham Parish Council to either establish a new community transport initiative and which they would run or alternatively the Councils would work with existing operators (such as Ely & Soham Association for Community Transport) to provide:</p> <p>(1) A fixed timetable during commuter hours between the development and the destinations of Oakington Busway stop and Waterbeach train station.</p> <p>(2) A flexible demand responsive service offering journeys throughout the village but also between the site and destinations including Ely.</p> <p>The cost of providing a subsidised service for 5 years is £320,000 comprising £70,000 vehicle purchase (2-3 years old) and £50,000 per annum subsidised service. A small fee over these 5 years will be charged for users of the service as the total cost is likely to be in the region of £90,000 per annum.</p> <p>There are 3 large planning applications in Cottenham comprising a total of 480 dwellings.</p> <ul style="list-style-type: none"> • Land off Rampton Road (S/1411/16) 200 houses plus 70 bed care home • Land at Oakington Road (S /1606/16/OL) 126 dwellings • Land north east of Rampton Road (S/2876/16) 154 dwellings

	<p>The Council is proposing dividing the total cost across all developments (ensuring that there is a fair and reasonable approach) such that each new dwelling will be required to contribute £666.67.</p> <p>Although the contribution is based purely on the impact of the dwellings (i.e. no cost has been included in respect of the 70 bed care home) the service could also be made available to the operator of the care home providing day trips to residents.</p>
Quantum	£666.67 per dwelling (i.e. £84,000.42 if 126 dwellings are built)
Fixed / Tariff	Tariff
Trigger	To be paid in full prior to occupation of 50 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None



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Allot Gdns



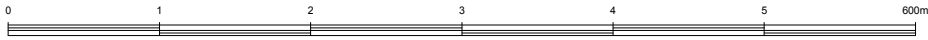
South Cambridgeshire District Council

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9-May-2017

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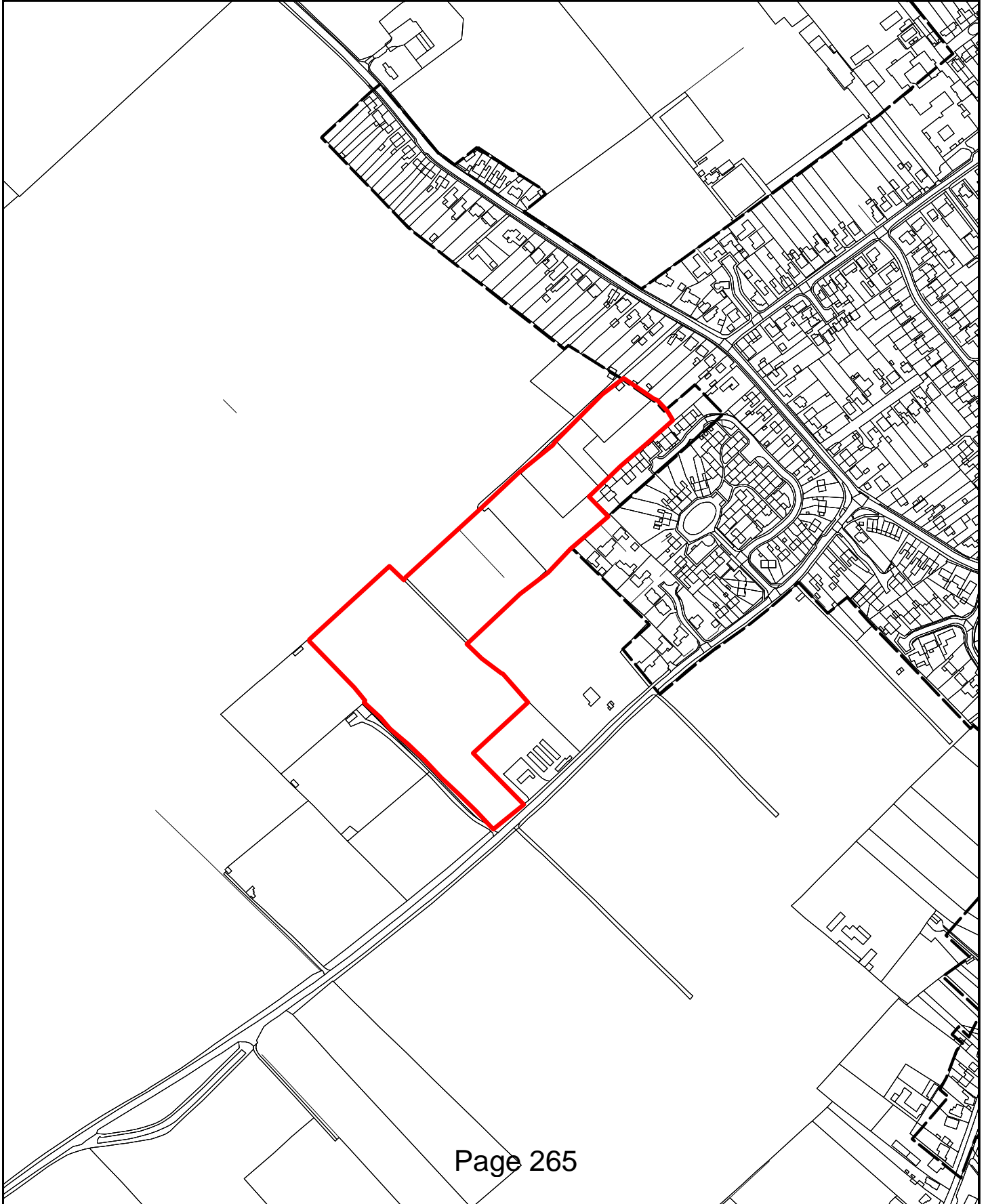
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Date of plot: 25/04/2017



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Cambridgeshire
District Council**

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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 2017

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number:	S/0202/17/OL
Parish(es):	Fulbourn
Proposal:	Outline application including: access points for residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works. (Resubmission of S/2273/14/OL)
Site address:	Land at Teversham Road, Fulbourn
Applicant(s):	Daniel Coulson, Castlefield International Limited
Recommendation:	Approve subject to Section 106
Key material considerations:	Housing Land Supply Principle of Development Character and Appearance of the Area Character of the Conservation Area Density/Housing Mix Affordable Housing Developer Contributions Design Considerations Trees and Landscaping Biodiversity Noise Highway Safety and Sustainable Travel Flood Risk Viability Neighbour Amenity
Committee Site Visit:	Yes
Departure Application:	Yes - Press Notice 14 February 2017 and site Notice 13 February 2017
Presenting Officer:	Julie Ayre (Team Leader East)
Application brought to Committee because:	The application proposal raises considerations of wider than local interest and the officer recommendation of approval conflicts with the recommendation of Fulbourn Parish Council

Executive Summary

1. This application is the resubmission of an application considered by Members in August 2015 for a similar scheme. The previous application was refused and subsequently, dismissed at appeal on the ground of 'the application would not make suitable arrangements for the provision of infrastructure necessary to make the scheme acceptable in planning terms by LDF policies DP/4 and SF/10'. This application seeks to address those concerns raised by Members and the Inspectorate, and is therefore before you again.
2. This proposal, seeks permission for a residential development outside the adopted Fulbourn village framework and in the countryside. The development would not normally be considered acceptable in principle in this location 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.
3. Given that the Council cannot demonstrate a five year housing land supply, its "housing supply policies" remain out of date (albeit "housing supply policies" do not now include policies ST/5, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court in the *Hopkins Homes* appeal, para. 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, "unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...".
4. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which the proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/4, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to "significantly and demonstrably outweigh" the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court.
5. The benefits from the development are set out below: -
 - i. The provision of up to 110 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 affordable dwellings towards the identified need across the district.
 - iii. The provision of a significant amount of public open space including children's playspace within the development.
 - iv. Developer contributions towards education, libraries, strategic waste household bins, and a monitoring fee
 - v. Employment during construction to benefit the local economy.
 - vi. Greater use of local services and facilities to contribute to the local economy.

6. The previous application (S/2273/14/OL) is material in considering the outcome of this latest application as the appeal, although dismissed the Inspector did not agree with the Council's former reason for refusal. The Inspector stated that the site was suitable for development, that the appeal proposal would not have an adverse impact on the character or appearance of the surrounding area and subject to successful implementation of an agreed Landscape and Biodiversity Management Plan, the development would not have an unacceptable impact on areas of ecological or nature conservation interests. The Inspector concluded that there would be less than substantial harm to the significance of the Fulbourn Conservation Area, with the harm being at the bottom end of "less than substantial"
7. In respect of the current application the effect of the development on the landscape character, Fulbourn Conservation Area and ecological interests are considered to not to demonstrably and significantly outweigh the public benefits that consist of a contribution of 110 dwellings towards the required housing land supply, including 30% affordable.

Planning history

8. S/2273/14/OL (APP/W0530/W/15/3139730) – Refused and dismissed on appeal. The Inspectorate refused the planning permission and concluded that: "Although policies for the supply of housing have to be considered out of date, other relevant development plan policies are up-to-date and should carry full weight. This applies as to the LDF policies DP/1, DP./2, DP/3 and NE/4 dealing with design landscape matters :Policies CH/5 dealing with Conservation Areas: and Policy NE/6 dealing with biodiversity, I have found no conflict with these policies. However LDF Policy DP/4 and SF/10 dealing with infrastructure and new development : outdoor space, playspace, informal open space, and new development carry full weight. This conflict means that despite my favourable findings on many of the main issues, the deficiencies with the UU (Unilateral Undertaking) mean that I cannot have any certainty that the appeal proposal would result in an acceptable development for future residents to live in. I do not consider that this matter could appropriately be addressed by any planning conditions I could impose.

Planning Policies

National

9. National Planning Policy Framework
National Planning Policy Guidance

South Cambridgeshire LDF Core Strategy DPD, 2007

10. ST/4 Rural Centre

Adopted Local Development Framework, Development Control Policies

11. DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and new development
HG/1 Housing Density
HG/3 Affordable Housing

SF/6 Public Art and New Development
 SF/10 Outdoor Playspace, Informal Open Space and New Developments
 SF/11 Open Space Standards
 NE/1 Energy Efficiency
 NE/3 Renewable Energy Technologies in New Development
 NE/4 Landscape Character Areas
 NE/6 Biodiversity
 NE/7 Sites of Geological Importance
 NE/9 Water and Drainage Infrastructure
 NE/10 Foul Drainage – Alternative Drainage Systems
 NE/11 Flood Risk
 NE/12 Water Conservation
 NE/14 Lighting Proposals
 NE/15 Noise Pollution
 NE/16 Emissions
 CH/2 Archaeological Sites
 CH/3 Listed Buildings
 CH/4 Development within the curtilage or setting of a Listed Building
 CH/5 Conservation Area
 SF/10 – Outdoor Play Space, 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 Non-motorised Transport

Supplementary Planning Document(s)

12. District Design Guide SPD – adopted 2010
 Public Art SPD- Adopted 2009
 Development Affecting Conservation Areas SPD – Adopted 2009
 Health Impact Assessment SPD – March 2011
 Affordable Housing SPD – 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

South Cambridgeshire Local Plan (emerging)

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/9 Minor Rural Centres
S/12 Phasing, Delivering and Monitoring
CC/1 Mitigation and adoption to climate change
CC/3 Renewable and low carbon energy in new developments
CC/4 Sustainable design and construction
CC/6 Construction methods
CC/7 Water quality
CC/8 S sustainable drainage systems
CC/9 Managing flood risk

HG/1 Design principles
HG/2 Public art in new development
NH/2 Protecting and enhancing landscape character
NH/4 Biodiversity
NH/6 Green infrastructure
NH/11 Protected Village Amenity Areas
NH/14 Heritage assets
H/7 Housing density
H/8 Housing mix
H/9 Affordable housing
SC/8 Open space standards
SC/11 Noise pollution
SC/13 air quality
T/I Parking provision

Consultations by South Cambridgeshire District Council as Local Planning Authority

14. **Fulbourn Parish Council** (Full comments set out in Appendix 2) - Recommend refusal on the same grounds as forwarded on the 15 May 2015. But they raise particular attention to the Inspector comments in relation to the Biodiversity and Landscape management plans which said:
15. In the appeal decision the Planning Inspectorate said a Biodiversity and Landscape Management Plan should include full details of the measures required to deliver the long term maintenance of all the areas providing landscape and ecological management and include means of public access including boardwalks and in addition provide indemnification for this in perpetuity. The applicant's Design and Access Statement January 2017 at paras 62-64 Landscape and Drainage, states: there is no proposal to undertake a management plan as outline by the Planning Inspectorate other than the reference to the preparation of an 'Ecological Management Plan'. In addition Poor Well is owned by Fulbourn Parish Council and is a much loved local amenity. Consequently, the Fulbourn Parish Council will not permit construction of the 'boardwalk' across the land and this should not be considered as an 'access route' to the proposed development.
16. The original comments (May 15) can be summarised as:
 - The outline application indicates that the plan could meet issues, not that it will. The site is difficult to develop and such items such as the number of dwellings, type and layout should not be deferred.
 - Character context and visual impact – setting of Poor Well would be severely adversely affected. The development is not the same character as the rest of the village.
 - Environment and Wildlife Impact – the otter, badger and water vole survey are insufficient. The drainage ditch to the southern boundary is incorrectly described indicating this ditch has not been surveyed. A suitable relocation site for snakes needs to be identified before development can go ahead. Street lighting needs to be addressed to limit the encroachment of urbanisation features.
 - Local Plan Emerging Policy – Fulbourn village is proposed to be reclassified a Minor Rural Centre. This housing is not required to meet housing targets supply due to the memorandum of understanding between Cambridge City/South Cambs.

- The two fields plus Poor Well and the Old Pump House garden are to be designated Local Green Space.
 - Water Management, Flooding and Sewerage – Sewerage has not been considered. All permitted development rights should be removed as additional development could adversely affect surface water mitigations. The consequential flooding of surrounding area has not been considered. The management company responsible for maintenance and drainage must be fully endowed. The effect of inundation on the sewage system and existing surrounding properties has not been considered.
 - Noise and odour – The plan must ensure there is no impact on existing businesses adjoining the site.
 - Effect on amenities – The primary school is full and would need to be substantially enlarged, as would the Heath Centre. Tesco superstore is not a village amenity and should not be taken into account.
 - Site History – The site lies outside the village development boundary contrary to the current development plan. The site has been rejected as unsustainable for housing development in the draft Local Plan.
 - Affordable Housing – No commitment is given to provide a percentage of affordable housing.
 - Future development – the effect of future completion of up to 340 new homes at the Swifts and Ida Darwin site and an extra care facility must be taken into account when consideration this application.
17. **CLLR Williams** – Objects as the applicant has failed to address the issues raised by the Planning Inspectorate in the appeal decision concerning the management of open spaces and drainage courses, insofar as par 72 (Inspector decision) to explain how this was to be achieved (para 99-101) states that a Biodiversity and Landscape Management Plan should include full details of measures required to deliver the long term maintenance of all the areas providing landscape and ecological management and should also address means of public access, including boardwalks in addition to the applicant providing indemnification to the Council for this in perpetuity. In contrast the Landscape Strategy and Drainage in the applicant's Design and Access Statement (DAS) January 2017 (par 62-64) there is no proposal to undertake a management plan as described by the Planning Inspectorate other than reference to the 'preparation' of an Ecological Management Plan.
18. The DAS describes the relation of large areas of grassland – managed positively for biodiversity and water attenuation – and with regard to drainage the use of rills and canals the maintenance of which will be critical to the management of the development in perpetuity. Yet the applicant fails to meet the Planning Inspectorate's minimum requirement to ensure 'high quality' management plan for all landscape and biodiversity.
19. **CLlr Cone** – Objects and makes the following comments: one of the most important concerns regarding the application is the conflicting functions of the open space, please ensure that officers have investigated the workability of the proposed suggestions. This is particularly relevant in relation to the areas being used for water storage/attenuation basins, flora and fauna mitigation and translocation and public open space for recreation and play, there is obviously a conflict this will not work if the boardwalks need to be enclosed in a 1m high fence in an attempt to prevent people (and dogs) from walking/playing on the ground as it will damage the ecology. The idea at present that the areas can be maintained (no matter how much money is thrown at them) as, in effect, a nature reserve,

while serving the other two functions, is obviously nonsense. I therefore hope that SCDC will stand fast and refuse this further application.

20. **SCDC Drainage** – No objection subject to the conditions advised by the Environment Agency. Please be advised that Land Drainage Byelaws consent will be required from the council before any works on site commence, including a requirement to provide a 5m maintenance strip along the council's award drains and the prior consent of the council will be required for any proposal to increase the rate or volume of flow in the awarded watercourse system.
21. **SCDC Urban Design** – The proposals are generally acceptable, and the designs have not changed from the previous application therefore there is no objection. However, the applicant is advised to enter into a pre-application on any reserved matters scheme and consider the application being referred to the Design and Enabling Panel for comment prior to submission of the scheme.
22. **SCDC Landscape** –Raises no objection as the proposed landscaping infrastructure was considered acceptable by the Inspectorate but still remains unconvinced by the scheme and recommends appropriate conditions which would mitigate the impact of the development on the landscape.
23. **SCDC Trees** – No objection.
24. **SCDC Ecology** Raises no objection as the Inspector held that the ecology matters could be addressed at reserved matters and recommends conditions which mitigate the impact of the development on the ecology of the areas, and recommends a list of conditions.
25. **SCDC Historic Environment** – Two small parts of the site lie within the Fulbourn Conservation Area. No development is proposed for these areas so there will be no harm to the conservation area itself, However the Inspectorate in the appeal did accept that the site made some contribution to the Setting of the Conservation Area. It was deemed that the development resulted in “very minor adverse” impact on the Setting of the Conservation area and therefore a very minor impact on its significant harm. This harm could be further mitigated through the design of the development on site.
26. **Environmental Health (Contamination)** – No contaminated land condition is required.
27. **Environmental Health (Noise)** – No objection subject to imposition of a Grampian style condition/S106 securing a no build zone across part of the site.
28. There are a number of industrial units located to the North West of the application site. These units include Gatewood Joinery and P & R Coachworks which when operational generate a significant amount of noise that also includes noticeable acoustic features (tones, screeches, bangs and crashes).
29. These industrial units have established historical planning uses and planning control does not restrict the hours of operation of the businesses. The operation of these units generate relatively high noise levels which are likely to have a significant adverse effect on the general external noise environment and living conditions including the health and quality of life / living conditions of a proportion of the proposed residential development.

30. It is not possible to mitigate against the industrial noise through technical solutions such as façade design and appropriate site layout to create internal and external living spaces that comply with adopted acoustic standards to be secured via the planning process. For the development to be acceptable from a noise perspective it is necessary for a no build zone to be secured in the area of highest noise along with changes to the site layout or for the noise to be mitigated at source.
31. **SCDC Housing** – The starting point for delivery the affordable housing policy requirement is 40%. The applicant has provided evidence to justify the mix and percentage of affordable units. A viability exercise has been entered into and has confirmed that the scheme can afford 30% affordable
32. **CCC Waste Disposal Authority** – Recommend conditions requiring provision of a site waste management plan and waste audit and construction environmental management plan.
33. **CCC Transport** – Has no objection in principle However, does not agree with the applicants that there is adequate pedestrian/cycle provision within the area and no improvements are required, and the following improvements are sought;
- Widen the footway onto Hinton Road to facilitate cycle accessibility, improvements to the Hinton Road/Fulbourn Old Drift uncontrolled crossing facilities;
 - Provide drop kerbs facilities at The Maples, Birdfarm Road, The Haven, Haggis Gap and Swifts Corner Junction to ensure accessibility by pedestrians to key facilities;
 - Provide footway links to connect to existing footways in the vicinity
34. The applicant has confirmed that these requirements are necessary and has agreed for them to form part of the accompanying Section 106 legal agreement and this mitigation is now considered acceptable.
35. **CCC Highways Development Control** – The proposed means of vehicular access are acceptable to the local highways authority.
36. **CCC Libraries** – A developer contribution will be sought towards additional stock, information resources and facilitated access to books and materials.
37. **CCC Education** – Developer contributions required.
38. **CCC Archaeology** – No significant archaeology was present in the field evaluation undertaken.
39. **Cambridgeshire Fire and Rescue** – Request adequate provision be made for fire hydrants.
40. **Anglian Water** – (Wastewater) The foul drainage from this development is in the catchment of Teversham Water Recycling Centre that will have available capacity for these flows. (Foul Sewerage Network) The sewerage capacity has available capacity.
41. **Natural England** – No objection – Natural England is satisfied that the proposed development will not damage or destroy the interest features for which Fulbourn Ren and Great Wilbraham Common SSSIs.

42. **Police Architectural liaison Officer** – In general the block design is ideal in terms of Secure by Design.
43. **Sport England** – No comment
44. **Network Rail** – No objection.
45. **Historic England** – The application is in outline form only and therefore it is difficult to assess the full implications. Historic England considers that development within the parameters of the indicative masterplan would have some adverse impact on the character and appearance of the Conservation Area through the loss of the current rural appearance of the area. The extent of the harm would be limited, in particular the 2½ storey dwellings to the edge of the village are not appropriate, the provision of a LEAP on the front part of the site adjacent to the pond and pumping station will sit awkwardly in the historic context. It might be possible to mitigate part of the harm through the layout of the housing, design of the units and landscaping.
46. **Environment Agency** – The applicants are proposing to restrict the surface water run-off to the 1 in 1 Greenfield run off rate for all return periods up to and including the 1 in 100 event for the whole site which is significantly better than the existing run off rate, although it results in a large half drain time for the bioretention ponds. The proposals therefore go beyond our requirements for the mitigation for increases in volumes of surface water.
47. At the detailed design stage we would expect to see a drainage layout and attenuation ponds, soakaways and drainage storage tanks and details of who will adopt and be responsible for future storage.
48. Recommend a condition is imposed requiring the provision of a detailed surface water drainage scheme for the site based on the Flood Risk Assessment produced by Cannon Consulting Engineers.
49. **Cambridge Past, Present and Future** – has not commented on this latest scheme but made the following observations on the earlier application: The SHLAA identified a number of issues with the site relating to noise and odour and drainage. Further to these issues there is already extensive development in the pipeline with the danger the village infrastructure and character will be overwhelmed. The site lies outside the village envelope. The whole of the development area has been recognised as a Local Green Space which is protected by the NPPF.
50. **Fulbourn Forum for Community Action** – Strongly object for reasons to the proposals for the following reasons:
- Access no detailed information submitted as for illusive purposes only.
 - Reduction to deliver the scheme should not be a the expense of proper consultation
 - Fulbourn Parish Council will not allow access by Poor Well therefore they can't deliver one of the 3 accesses to the site, only a main access and one pedestrian.
 - Concern regarding the emergency access and its potential use.
 - The plans are the same as dismissed on appeal.

- The site has been considered in principle and rejected as unsuitable as part of the draft Local Plan process
- The applicant has failed to show that the access is of sufficient size for this scale of development.
- The applicant has failed to show why Fulbourn should not be re-designated as minor rural centre.
- The applicant shows three uses for the same area (unacceptable)
- The applicant has failed to show how the mandatory provision for Areas of Play can be successfully integrated into the scheme.
- The applicant has failed to show how the complex landscape/nature reserve/water management/public access features of the development can be provided to a high quality.
- The site is outside the village boundary contrary to the development plan
- Fulbourn is to be reclassified as a minor rural centre in the Local Plan limiting new development to no more than 30 dwellings
- The Local Plan proposes to designate the site Local Green Space
- The site is prone to surface water flooding
- The wider village infrastructure will be overwhelmed
- The development does not take account of the new homes planned at The Swifts and Ida Darwin Hospital

51. **Campaign for the Preservation of Rural England** – Object to this application. The site has been identified in the submission Local Plan as Local Green Space. The site is essential to the character of the village. Housing of this scale is not required to meet the 5 year housing land supply obligations due to a memorandum of agreement between SCDC and Cambridge City.

52. **Wildlife Trust** – Object on the grounds of

- The applicant has failed to fully assess all impacts on biodiversity or adequately demonstrate that the proposed development will result in a net gain in biodiversity.
- The application has failed to demonstrate that the proposed mitigation scheme is deliverable.
- The application has failed to demonstrate how this scheme is deliverable and affordable in the long

53. **Representations**

26. representations have been received raising concerns regarding the scheme on the grounds of:

- a) The site has been rejected for development
- b) The site is subject to flooding
- c) Impact of the development on the Conservation Area, the valuable green open spaces and Poor Well.
- d) Impact on wildlife
- e) Impact on fauna and flora
- f) Reduction on affordable housing because it is so difficult to development.
- g) Housing would be unsustainable.
- h) 60 dwelling would have a single lane access which is also used by pedestrians this is a clear recipe for congestion and accidents.
- i) Broadwalks would not be safe for cyclists, disability scooters or prams especially at night.
- j) New potential crossroads is dangerous.
- k) Road could not be adopted

- l) The access across Poor Well, belongs to the Parish Council and the applicant has no legal right to building on it. This could mean the Council would be open to legal challenge.
- m) Too many homes on site
- n) The site is environmentally sensitive and surface water issues make the site costly and difficult leading to a reduction in community and infrastructure contributions and affordable housing.
- o) Character, context and visual impact of the development
- p) Waste management, flooding and sewerage
- q) Noise and odour
- r) Unacceptable effect on the amenities of the area and cumulative impact.
- s) Services such as doctors/surgery and libraries are already under pressure.
- t) Capacity at the schools
- u) Loss of countryside
- v) Submitting this scheme again is bullying they don't need the money
- w) Interruption in view points across the village and not in keeping with the character.
- x) Historic setting of the village will be damaged.
- y) This is a minor rural centre new developments are limited to 30.
- z) This site is not needed by the council to meet its target
- aa) Fulbourn is becoming an unofficial park and ride, there are so many cars.
- bb) Due to the nature of the development and the difficulties of development the developer need to be able to put in place a secure Maintenance Funding Scheme in perpetuity to cover this housing estate which means forever,
- cc) Green spaces have conflicting uses.

Planning Assessment

- 54. The application site is located to the north western edge of Fulbourn and is enclosed by Teversham Road (west), Cow Lane (South), Cox's Drove (East), and the railway line which demarcates the sites northern boundary.
- 55. The site is largely open, with the exception of a number of trees found to the perimeter and within a small ornamental garden (Pumphouse Garden) to the south which abuts Cow Lane. This garden is heavily treed, and subject to a group Preservation Order. The site is generally flat and comprises open grassland with a number of drainage ditches, including the council's award drain, running through it.
- 56. The site is surrounded by residential properties, with the exception of a number of businesses found on Breckenwood Road industrial estate to the north-west and Cox's Drove to the east. Informal walking paths cross the site and are used by the public without consent of the land owner.
- 57. The application seeks outline permission (access only) for the construction of up to 110 dwellings with the matters of layout, scale, appearance and landscaping reserved. The scheme includes opening up the ornamental gardens to the public. 30% of the units are to be affordable at a 50/50 rented to shared ownership split. In terms of mix the open market units include 39% 2 beds, 35% 3 beds and 26% 4 or more beds, with the affordable units, comprising 41% 2 beds, 36% 3 beds and 23% 4 beds.
- 58. The site is located outside the village framework, and the Cambridge Green Belt which is beyond the railway line to the north. The site abuts the Conservation Area which runs along Teversham Road to the south, with the ornamental gardens

(where no housing is proposed) included in this designation. The emerging Local Plan proposes to designate the site a Local Green Space.

Principal of Development

59. 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.
60. Fulbourn is identified as Rural Centre under Policy ST/4 of the LDF and Policy S/9 of the emerging Local Plan where there is a reasonable range of services and facilities and residential developments of up to 30 dwellings are supported in policy terms. The erection of a residential development of up to 110 dwellings would exceed the scale of development referred to in Policy ST/4.

Housing Land Supply

61. 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.
62. 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 based the methodology used 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 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.
63. 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, on the basis of the legal interpretation of "policies for the supply of housing which applied at the time of the Waterbeach decision, were 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).
64. 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 and held that the term was so not to be restricted to 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies in the Council's development plan which have the potential to restrict or affect housing supply were to be considered out of date in respect of the NPPF. The decision of the Court of Appeal tended to confirm the approach taken by the Inspector who determined the Waterbeach appeal. As such,

as a result of the decision of the Court of Appeal, policies including policy ST/5 of the Core Strategy and policies DP1(a) and DP7 of the Development Control Policies DPD fell to be considered as “relevant policies for the supply of housing” for the purposes of NPPF para.49 and therefore “out of date”.

65. However, the decision of the Court of Appeal has since been overturned by the Supreme Court, in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as “relevant policies for the supply of housing” for the purposes of the NPPF. The term “relevant policies for the supply of housing” has been held by the Supreme Court to be limited to “housing supply policies” rather than more being interpreted more broadly so as to include any policies which “affect” the supply of housing, as was held in substance by the Court of Appeal.
66. The effect of the Supreme Court’s judgement is that policies ST/5, DP/1(a) and DP/7 are no longer to be considered as “relevant policies for the supply of housing”. They are therefore not “out of date” by reason of paragraph 49 of the NPPF. None of these adopted policies are “housing supply policies” nor are they policies by which “acceptable housing sites are to be identified”. Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in the Framework at para. 7. It is considered that policies ST/5, DP/1(a) and DP/7, and their objective, individually and collectively, of securing locational sustainability, accord with and further the social and environmental dimensions of sustainable development, and accord therefore with the Framework.
67. However, given that the Council cannot demonstrate currently a five year housing land supply, its “housing supply policies” remain out of date (albeit “housing supply policies” do not now include policies ST/5, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court, para. 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, “unless and adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...”.
68. This means that even if policies are considered to be up to date, the absence of a demonstrable five year housing land supply and the benefit, in terms of housing delivery of a proposed residential-let development supply cannot simply be put to one side. The NPPF places very considerable weight on the need to boost significantly the supply of housing, including affordable housing, particularly in the absence of a five year housing land supply. As such, although any conflict with adopted policies ST/4, DP/1(a) and, DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing the delivery of housing, particularly in the absence, currently, of a five year housing land supply.
69. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/4, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh” the benefit of the proposal in terms of deliver of new

homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal. 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.

70. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/4, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh” the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal

Sustainable Development

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

Economic Aspects

72. The provision of 110 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

73. The development would provide a significant benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of upto 110 dwelling. This would include 33 affordable dwellings.
74. 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

Delivery of Housing

75. The development would provide a benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of up to 110 dwellings. However, the applicant has demonstrated it is likely all of the units will be delivered within 5 years from the date of the outline consent and as such the proposal will make a notable contribution towards delivery of the councils housing targets.

Scale of Development, Cumulative Impact and Services

76. This proposal for up to 110 dwellings. Given the current lack of a 5 year housing land supply, 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
77. The development would provide a clear public benefit in meeting the current housing shortfall in South Cambridgeshire through delivering up to 110 residential dwellings within 5 years from the date of granting outline approval, and officers are of the view significant weight should be afforded this benefit in the decision making process.
78. Members should note, there is an application on the agenda for Ida Darwin for an construction of 203 dwellings which is an allocated site the cumulative impact of both development would not result in significant harm to the to the road network or the amenities within the area. The modelling on the road network was carried out in the knowledge of allocated sites, and the Ida Darwin application has been under consideration for sometime. In addition the legal agreement associated with the application provides mitigation for this development in accordance with the existing policy framework.

Mix

79. Adopted policy requires a housing mix of at least 40% homes to be 1 and 2 bedrooms, and approximately 25% 3 and 4 bedrooms respectively, unless it can be demonstrated that local circumstances suggest a different mix would be better to meet local needs..

Affordable Units

80. Adopted policy requires 40% affordable housing subject to particular costs associated with the development. The planning application was supported by a development viability appraisal indicates that 30% affordable housing (50/50 rented to shared ownership) is viable and would be secured with a section 106 package in the region of £980,000. Although there remain some areas of dispute between the applicant and Council, officers consider the level of affordable housing to be acceptable.
81. As such the development is compliant with the council's policy on affordable housing, which recognises the need to take into account 'viability' in ensuring new development is deliverable.

Services and facilities

82. Fulbourn is served by a co-operative supermarket, butchers, green grocers, chemist, take away, hairdressers, beauty salon, café and three Public Houses. In addition the village has a children's nursery, primary school, library, church, village hall, health centre, community centre, tennis court and all weather sports area. Furthermore a Tesco Superstore is located a short distance (circa 3km) from the site, outside the parish boundary.
83. In terms of secondary education Fulbourn is served by Bottisham Village College, located circa 3km from the site to the other side of the A14. A bus service is provided for pupils residing in Fulbourn to attend this school.

84. Good access to employment opportunities exist with Cambridge city centre and the Science Park both circa 8km from the site.
85. In terms of health provision the NHS target ratio of GP to patient is 1:1800. For both Fulbourn Health Centre and Cherry Hinton Medical Centre, this is exceeded with ratios of 1:1839 and 1:2562. Cherry Hinton Surgery and Cornford House Surgery have available capacity and are within easy access. The closest dental practice with capacity for new patients is The Gables located on Cherry Hinton Road, circa 4km from the site.
86. Although the emerging Local Plan seeks to reclassify Fulbourn as a Minor Rural Centre (from the current designation as a Rural Centre) it is considered there is sufficient level of services and facilities in the village to cater for the needs arising from the development.

Transport

87. One of the core principles of the NPPF is to '*actively manage patterns of growth to make the fullest possible use of public transport*'. Chapter 4 relates to 'Promoting sustainable transport' and advises '*the transport system needs to be balanced in favour of sustainable transport modes*', however '*different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas*'. In summary the NPPF seeks to promote sustainable transport solutions, whilst recognising the difficulty of achieving this in rural areas.
88. Fulbourn is served by CITI buses 1 and 3 which run a service every 20 minutes including evenings and weekends to Cambridge city centre with a journey taking approximately 30min. Further services include Stagecoach 16 and 17 linking Fulbourn to Haverhill and Newmarket. The closest bus stop is located on Teversham Road, adjacent the site. Officers are of the view the site is well served by public transport.
89. No concerns are raised by the county council in respect of highway safety, however improvements are sought to the pedestrian/cycle network in the area. The applicant is willing to fund these works, and has agreed this will impact on the viability of the scheme further but will not reduce the level of affordable housing provision.
90. Officers are of the view that further improvements to the pedestrian/cycle network would be of public benefit and are secured within the Section 106 legal agreement.

Environmental

Local Green Space

91. The NPPF has created a designation called 'Local Green Space,' which is for green areas of particular importance to local communities and which once designated can prevent new development other than in very special circumstances.
92. The site is proposed to be designated a 'Local Green Space' under the emerging Local Plan, where the scheme would conflict with policy NH/12 which seeks to

protect such sites from development which would adversely impact on the character and particular local significance, as would be the case here.

93. The Local Plan is not adopted and as such the site is not currently subject to this designation. Paragraph 216 of the NPPF advises that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to: the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.
94. Given the Inspectorates interim findings on the Local Plan the emerging policy is not at an advanced stage, and taking into account the unresolved objections to this designation this significantly tempers the weight which can be afforded emerging policy NH/12. Officers are of the view limited weight can be given to the emerging Local Green Space designation.

Landscape character

95. The site is located to the northern edge of the village and is enclosed to three sides by development with the railway line demarcating the northern boundary and separating the site from the open countryside beyond.
96. The council's landscape officer describes the site as having a '*rural character, a green village edge with views through to a mature area of meadow, hedges and areas of woodland*', and although enclosed is fairly permeable with views from Cox's Drove and Teversham Road. Both the east and west frontages feature mature trees and hedgerows, with filtered and clear views of the meadows which are divided by a mature hedgerow and stream running south to north. The southern boundary has more of a village edge character, retains a green frontage, and features two areas (The Pumhouse garden and Poorwell Water) of open space which connect to and offer views through to the site.
97. Officers are of the view, taking into account the land parcel is almost fully enclosed by development, and notwithstanding the site is an attractive green space which extends into the village the extent of harm to the landscape character is 'less than substantial'. This view was supported by the earlier appeal decision on this site.

Green Belt

98. The site is separated from the Cambridge Green Belt by the railway line, which provides a physical barrier between Fulbourn village and the designated land to the north. Officers are of the view this clear separation prevents any harm to the openness of the Green Belt.

Ecology

99. The NPPF advises the planning system should contribute to and enhance the natural and local environment by, amongst other criteria, minimising the impacts on biodiversity and contributing to the Governments commitment to halt the overall decline in biodiversity. Paragraph 113 advises '*distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to*

their importance and contribution they make to the ecological network'.

Paragraph 118 advises development resulting in significant harm should be refused.

100. The councils ecologist advises the site is not of county wildlife site quality but is of 'local district/parish level' importance primarily due to the range of species found on the grasslands. These species include Early Marsh Orchid, Common Spotted Orchid, Adders Tongue and Yellow Rattle. Additionally the mature hedgerows provide habitats for a wide range of bird species and other fauna including some species of conservation importance.
101. The indicative layout plan shows the retention of the mature hedgerow and buffer areas around as well as a central green corridor, but previously did not address the protection of the grassland habitat, this has now been addressed in this later application.
102. The application is in outline form and consent is not sought for the layout. The proposal is accompanied by a drainage plan which demonstrates how the site is to be drained of surface water, with this plan indicating engineering operations within the area of high value grassland. No evidence has been supplied demonstrating how these engineering works, necessary to drain the site of surface water, can be achieved without impacting on the grassland. Officers are of the view the loss of this grassland, without appropriate compensation/mitigation, would result in substantial harm to ecological interests however, the Inspectorate resolved that this issue could be addressed by the imposition of conditions, which form part of this application and therefore can mitigate any loss.
103. In respect of the impact higher tier ecological sites, Natural England advice the sites proximity to Fulbourn Fen and Great Wilbraham Common SSSI will not damage or destroy the interest features for which these sites have been notified, and this does not represent a constraint in determining this application.
104. The development has been screened under the Environmental Impact Assessment Regulations and found not to constitute EIA development.

Noise

105. There are a number of industrial units which adjoin the site to the north-west, including Gatewood Joinery and P & R Coachworks which when operational generate significant levels of noise that includes noticeable acoustic features (tones, screeches, bangs and crashes). These industrial units have established historical planning uses and planning control does not restrict the hours of operation.
106. The environmental health officer advises the operation of these units generates noise levels which are likely to have an unacceptable adverse effect on the general external noise environment and living conditions including the health and quality of life / living conditions of the residential units located closest to the industrial units. It is possible to adequately address this through appropriate mitigation measures at source, however this is outside the control of the applicant.
107. Subject to securing a 'no build zone' preventing new residential development within a defined area where noise levels are unacceptable (which can be secured through the S106) the development provides an acceptable impact on future resident's amenity.

108. Should the applicant be in a position to address these noise concerns this would allow the development to be built out in full (110 dwellings), however failing this the 'no build zone' will be maintained in its current state (can be controlled by condition).

Trees

109. Permission is sought for access only and the tree officer agrees it is possible to design a scheme without impacting on existing mature trees which tend to be located to the perimeter. No major works are proposed within the area subject to the Preservation Order.

Heritage assets

110. Fulbourn Conservation Area extends along part of the southern boundary and includes the ornamental gardens.
111. English Heritage advise that development within the parameters of the indicative masterplan would have some adverse impact on the character and appearance of the Conservation Area through the loss of the current rural appearance of the area and consider the extent of the harm 'limited'.
112. Chapter 12 of the NPPF relates to Conserving and Enhancing the historic environment where paragraph 132 advises that when considering the impact on the significance of a heritage asset, great weight should be given to the assets conservation. The NPPF goes on to advise that where a proposal will lead to 'less than substantial harm' to the significance of a designated asset this harm should be weighed against the public benefits of the proposal.
113. Further concerns are expressed by English Heritage over the 2½ storey height of the dwellings to the edge of the village and provision of a LEAP on the front part of the site adjacent the pond and pumping station. As the application is in outline form these matters are not fixed and would be assessed at reserved matters stage.
114. Other designated heritage assets in the vicinity include the grade II listed 29 Hinton Road and 28 Cow Lane, which are both sufficiently separated from the site to ensure their setting is not harmed. Non-designated heritage assets identified include the Pumping Station (Cow Lane), Gate Lodge (Teversham Road) and Bakers Arm Public House (Hinton Road), none of whose setting will be compromised by the development.

Archaeology

115. A field evaluation has been undertaken and no constraints with regards to archaeology have been identified.

Flood Risk and Surface Water Drainage

116. The applicants are proposing to restrict surface water run-off to the 1 in 1 Greenfield run off rate for all return periods up to and including the 1 in 100 event for the whole site which the Environment Agency advice is significantly better than the existing run off rate. This is to be achieved through constructing a number of attenuation ponds which in turn drain into the councils award drains and off the

site. Neither the agency nor councils drainage manager oppose the scheme subject to conditions

117. A number of representations draw attention to the site being 'wet' as evidenced in the photographs received. The site is liable to surface water flooding, however appropriate mitigation is being proposed to address this.

Other considerations

118. 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.
119. Concerns relating to providing sufficient fire hydrants can be secured by condition.
120. Anglian Water has confirmed there is sufficient capacity for foul drainage in the catchment of Teversham Water recycling Centre, with the sewerage system having available capacity for these flows. There is available capacity to cope with wastewater treatment; a condition would be attached to any consent to ensure an appropriate method of foul water drainage.
121. The application does not include any employment land uses. This is considered acceptable given that it is not a policy requirement.
122. Site notices were posted on site on 13 February 2017 and a further 4 put up on the 15 March 2017. In addition the application was advertised in a local newspaper on the 14 February 2017 as a Development that does not accord with the Development Plan and affecting the Setting of a Listed Building. This was in accordance with the Town and Country Planning (Procedures) (England) Order and therefore have been adequately publicised in accordance with the Order.

Local representations

123. There is strong local opposition to the development, a significant number of representations received. Much of this correspondence supports the views of Fulbourn Forum whose objection is focussed on the status of the emerging Local Plan, housing targets, lack of affordable housing difficulties of the site and existing planned development.
124. Residents are concerned regarding the implementation of the "Broadwalk" link to the wider area, from Poor Well, the applicant has confirmed that the link is not essential to the development within the site, but was an option put forward to be able to create better linkages to the wider open space, but can be removed/amended should the community feel is in not necessary or inappropriate.

Contributions

125. Contributions will be sought for pre-primary school £231 000, pre-primary school £323 400, Secondary school £343 750, Libraries £7636.88, strategic waste £20 900 and Household bins £69.50 per dwelling, along with an appropriate monitoring fee.
126. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Development Control Policies DPD July 2007

requires that “All residential developments will be required to contribute towards Outdoor Playing Space (including children’s play space and formal outdoor sports facilities) and Informal Open Space to meet the additional need generated by the development in accordance with the standards in Policy SF/11”. Further the Council has historically secured contributions from single dwelling developments towards indoor community space via Development Control Policies DPD DP/4.

127. The recreation and open space study 2013 identified that Fulbourn experiences a deficit in both sports space, play space and informal open space. Fulbourn is also considered to have an identified shortfall in indoor community space.
128. CIL Regulation 123 effectively says that where there are section 106 agreements in place for more than five S106 contributions after April 2010 for a project or type of infrastructure, from April 2015 or the date CIL is adopted if earlier, a Local Planning Authority will not be able to collect any more contributions for that purpose. Officers can confirm that there have been more than five s106 agreements signed for development in Fulbourn to secure generic offsite contributions towards ‘open space’ and ‘indoor community space’.
129. There has been debate about the exact meaning of ‘infrastructure projects or types of infrastructure’ (CIL Reg 123) and legal advice has been sought by some authorities. Whilst there are as yet no case law or appeal decisions which gives guidance on the subject, what is certain is that requests for s106 funding must now be towards a specific project to be considered lawful.
130. During the course of the planning application the Parish Council were advised and later reminded about this issue, and invited to submit details of (i) qualifying schemes (considered necessary to mitigate the impact of the development) and (ii) costs associated with those schemes.
131. Although Development Control Policies require contributions towards offsite open space and (where necessary) indoor community space the application of these policies are impeded by the CIL Regulations. If a qualifying scheme had been identified, which was unable to be funded on the grounds of viability, then this may have constituted a further reason for refusal. However in the absence of such a scheme coming forward officers have been unable to make this assessment.

Conclusions

132. In determining planning applications for new housing development where the Council does not have an up-to-date 5 year housing land supply, the balancing exercise is skewed in favour of granting permission, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole.
133. The NPPF states there are three dimensions to sustainable development: economic, social and environmental and that these roles should not be undertaken in isolation because they are mutually dependant, and to achieve sustainable development gains should be achieved jointly and simultaneously.
134. There are economic benefits associated with the scheme. Likewise there are clear social benefits through the delivery of up to 110 much needed houses, including a percentage of affordable housing which has been justified on grounds of viability in

accordance with the adopted policy requirements, and which the applicant has demonstrated can be delivered within 5 years from the date of outline consent being granted. These considerations weigh in favour of the development.

135. The environmental implications are more ambiguous, and there will be some adverse impact on the landscape character, setting of the adjoining Conservation Area, as well as harm to ecological interests, but these have been assessed and determined by the Inspectorate to be of "less than substantial harm" and therefore on balance the delivery of housing under para.14 of the NPPF has greater weight.
136. The application is in outline form with consent only sought for access, and therefore the site layout and landscape details are not subject to consideration. Officers are of the view the development will result in harm to the landscape character, but taking into account the screening offered by the surrounding built form and introduction of appropriate landscaping (which would be assessed at reserved matters stage), the extent of this harm is limited. Similarly, the development of this site will impact adversely on the setting of Fulbourn Conservation Area but the extent of harm is not 'less than significant', and can partly be mitigated through the site layout and landscape details.
137. The adverse effect on ecological interests is more pronounced with the development harmful to a site of local biodiversity importance. However, the developer has now proven that he has a mechanism to address these concerns necessary to mitigate surface water drainage and that the scheme can be delivered without impacting adversely on the sites ecological value. As such the proposal is not likely to result in demonstrable and significant harm to nature conservation interests.
138. Officers are of the view, on balance, the identified collective harm to the landscape character, setting of Fulbourn Conservation Area and ecological interests significantly and demonstrably outweigh the benefits that include delivering up to 110 dwellings (30% of which will be affordable) in a village with a range of services and facilities.
139. 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 earlier reasons for refusal (S/2273/14/OL) in terms of ecology and landscape impact, therefore that planning permission should therefore be granted

Recommendation

140. It is recommended that the Planning Committee grants officers delegated powers to approve the application subject to the following:
 1. Approval of the details of the layout of the site, including the scale and location of public open spaces and play areas, the scale and appearance of buildings, and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)

2. Application for the approval of the reserved matters shall be submitted to the Local Planning Authority before the expiration of two years from the date of this permission.
(Reason - The application is in outline only.)
3. The development hereby permitted shall begin not later than the expiration of one year from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)
4. The development hereby permitted shall be carried out in accordance with the following approved plans: M02 rev C – Site Plan; M06 rev E – Parameters Plan; P2 – 50m Exclusion Zone B; B411/008 Rev 1 – Cox’s Drove Emergency Vehicle Access; and B411/SK/09 Rev 2 – Indicative Full Right Turn.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
5. Notwithstanding the submitted indicative layout, details of the mix of housing (including both market and affordable housing) shall submitted with any reserved matters application for housing.
(Reason: To ensure an appropriate mix of housing in accordance with policy HG/2 of the adopted South Cambridgeshire Development Control Policies DPD.)
6. Detailed plans and particulars of the reserved matters pursuant to condition 1 above shall be in general accordance with the illustrative layout (Drawing number 'M03 Rev C'), subject to taking into account the 50m noise exclusion zone as identified on drawing number 'P2'. The development shall be carried out in accordance with the approved details and retained as such.
(Reason - The application is in outline only.)
7. Prior to the commencement of the development full details of the tree protection measures for all trees and hedges to be retained shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be set out in a detailed Arboricultural Method Statement to include the specification of the location and type of protective fencing, the timings for the erection and removal of the protective fencing, the details of any hard surfacing and underground services proposed within the root protection areas, all to be in accordance with the British Standard for Trees in Relation to Construction 5380 2000, and the monitoring of tree protection measures during construction. All tree protective measures shall be carried out as set out in the approved Arboricultural Method Statement.
(Reason: To protect the visual amenity of the area in accordance with policies).
8. Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) CCE/B411/FRA-03 September 2014 by Cannon Consulting Engineers has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the long term ownership/adoption of the surface water drainage system and maintenance of the same. The scheme shall be constructed and completed in accordance with the approved plans and 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.)

9. 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/9 of the adopted Local Development Framework 2007.)
10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval for the remediation strategy from the Local Planning Authority. The remediation strategy shall be implemented as approved.
(Reason - To prevent the risk of contamination to the water environment.)
11. 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. The scheme shall be implemented in accordance with the approved details.
(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.)
12. No development shall commence until a landscape and biodiversity management plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the landscape and ecological management objectives for the site, including but not limited to, the following points:

An audit of proposed retained areas and an assessment of the existing site habitats to be retained, lost and created.
 - ii. The retention of areas of grassland supporting flora of local importance in-situ
 - iii. The management and protection measures for all retained habitats and species, including early marsh orchids, to prevent damage during construction.
 - iv. A habitat restoration scheme for the chalk stream.
 - v. The management of the surrounding tree belts and hedgerows, particularly with regard retaining dark flight corridors for bats.
 - vi. The management of ponds
 - vii. The management of grassland habitats
 - viii. The restoration and maintenance of the ornamental garden
 - ix. A reptile mitigation strategy
 - x. The preparation of a work schedule
 - xi. The frequency for the monitoring of habitats and notable species and means of reporting the findings to the LPA over a ten year period.

The plan shall include full details of measures required to deliver the long term maintenance of the all areas providing landscape and ecological management. The measures shall also address means of public access (including boardwalks). The landscape and biodiversity management plan shall be implemented upon establishment/restoration of any landscape and ecological feature, and thereafter in accordance with it.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

13. Prior to the commencement of any development, ground works and/or vegetation removal a repeat survey shall be undertaken for badgers. The findings of the badger survey shall be provided to the LPA for written approval prior to any development commencing.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

14. No development shall take place until full details of a Scheme of Grassland Mitigation and Translocation has been submitted to and approved in writing by the Local Planning Authority. These measures shall include (but shall not be limited to):
 - i. Botanical surveys to be undertaken in order to determine the distribution and densities of important grassland species plotted using GPS and presented on a plan.
 - ii. The Scheme's aims and objectives.
 - iii. The evaluation of the ecological, hydrological and geological requirements of the important grassland species.
 - iv. The selection of suitable receptor sites.
 - v. A method statement for the grassland removal.
 - vi. The location of works and/or measures required to successfully implement the translocation.
 - vii. Full details of long-term management and ownership of the receptor sites.
 - viii. Details of the persons responsible for the implementation of the Scheme.
 - ix. A timeframe for the Scheme's implementation.
 - x. Measures for the monitoring of the Scheme for a minimum period of twenty five.

The agreed mitigation and translocation scheme shall be carried out as approved and the site managed thereafter in accordance with it

(Reason - To mitigate ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

15. No development shall take place until a scheme for the provision and location of fire hydrants to serve the development 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.)

16. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the local planning authority for that development, hereby permitted. The CEMP shall accord and give effect to the waste management principles set out in the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy. The CEMP shall address the following aspects of construction:

- i. A construction programme;
 - ii. Contractor's access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with the location of parking for contractors and construction workers;
 - iii. Construction hours;
 - iv. Delivery times for construction purposes;
 - v. Soil Management Strategy including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007;
 - vi. Noise monitoring method including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228 (1997);
 - vii. A construction noise impact assessment and a report/method statement detailing predicted construction noise and vibration levels at noise sensitive premises, and consideration of mitigation measures to be undertaken to protect local residents from construction noise and/or vibration. Potential construction noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228:2009+A1:2014: 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise and Part 2: Vibration.
 - viii. A programme of measures to minimise the spread of airborne dust (including consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development.
 - ix. Site lighting during construction;
 - x. Drainage control measures including the use of settling tanks, oil interceptors and bunds;
 - xi. Screening and hoarding details;
 - xii. Access and protection arrangements around the site for pedestrians, cyclists and other road users;
 - xiii. Procedures for interference with public highways (including rights of way), permanent and temporary realignment, diversions and road closures;
 - xiv. External safety and information signing and notices;
 - xv. Liaison, consultation and publicity arrangements including dedicated points of contact;
 - xvi. Consideration of sensitive receptors;
 - xvii. Prior notice of agreement of procedures for works outside agreed limits;
 - xviii. Complaints procedures, including complaints response procedures;
 - xix. Location of Contractors compound and method of moving materials, plant and equipment around the site.

The CEMP shall be implemented in accordance with the agreed details. (Reason - To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with the aims of Policies DP/3, DP/6

and NE/15 of the South Cambridgeshire Local Development Framework Development Control Policies 2007, and to comply with the Guidance for Local Planning Authorities on Implementing Planning Requirements for the European Union waste Framework Directive (32008/98/EC), Department for Communities and Local Government, December 2012.)

17. Prior to the commencement of development a full Site Waste Management Plan and Waste Audit shall be submitted in writing and approved by the Local Planning Authority. These shall include details of:
 - i. Construction waste infrastructure dealing with how inert waste arisings will be managed/recycled during the construction process;
 - ii. Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
 - iii. Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
 - iv. Any other steps to ensure the minimisation of waste during construction;
 - v. The location and timing of provision of facilities pursuant to criteria i), ii), iii) and iv Proposed monitoring and timing of submission of monitoring reports;
 - vi. The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction;
 - vii. A RECAP Waste Management Guide toolkit, including a contributions assessment, shall be completed with supporting reference material;Proposals for the management of municipal waste generated during the construction phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles is required.

(Reason - To ensure that waste arising from the development is minimised and that which is produced is handled in such a way that it maximises opportunities for re-use and recycling in accordance with Policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011), and Policy DP/6 of the South Cambridgeshire Local Development Framework Development Control Policies DPD (2007)
18. 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 approved lighting scheme shall be installed, maintained and operated in accordance with the approved details/ measures.

(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.)
19. Concurrently with any reserved matters application and prior to commencement of development a noise mitigation/ insulation scheme to protect occupants externally and internally from rail noise to the north and noise emanating from the Breckenwood Industrial Estate to the north west, shall be submitted to and approved in writing by the local planning authority. The noise insulation scheme shall have regard to site layout/orientation, internal room configuration, building fabric and glazing acoustic performance and adequate provision of rapid ventilation for thermal comfort or similar and

shall demonstrate that the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings"(or as superseded) shall be achieved. If the internal noise levels recommended in BS 8233 cannot be achieved with partially open windows/ doors, then any scheme shall have particular regard to alternative forms of rapid/ purging ventilation such as mechanical or passive acoustic vents to facilitate ventilation/ thermal comfort cooling. The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained thereafter.

(Reason: To ensure that sufficient noise mitigation/ attenuation is provided to all residential properties to protect occupiers externally and internally from the impact of rail and industrial noise and to safeguard the health, amenity and quality of life of future residents in accordance with paragraphs 109 and 123 of the NPPF and Policy NE/15 Noise Pollution of the adopted LDF 2007.

20. No dwellings or private gardens shall be sited within the residential no build/ exclusion zone as detailed on the Barton Willmore drawing 'Land at Teversham Road, Fulbourn Project, Drawing title: 50m Exclusion Zone B, dated 1st April 2014, Project No. 22403' unless and until a detailed noise mitigation strategy and/ or detailed insulation scheme to address the off-site operational noise of the Breckenwood Industrial Estate, has been submitted to and approved in writing by the Local Planning Authority. Occupation of any dwelling within the identified exclusion zone shall not take place until those works have been completed in accordance with the approved details and post installation acoustic/ noise testing to demonstrate effectiveness of the works have been certified as complete and approved in writing by the local planning authority. The scheme/ strategy shall be maintained thereafter, so far as is required.

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

21. No demolition or construction works shall commence on site until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The principal 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 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.

(Reason - In the interests of highway safety.)

22. The dwellings shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority for that use. 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.)

23. The occupation of any particular dwelling hereby permitted, shall not commence until appropriate car parking, and covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The car parking and cycle parking shall thereafter be implemented and maintained in accordance with the approved details.
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
24. The main site access and emergency access, as shown on drawing nos: M06 E; B411/SK/09 Rev 2; B411/008 Rev 1 shall be constructed so that its falls and levels are such that no surface water from the site drains across or onto the public highway.
(Reason – for the safe and effective operation of the highway in accordance with Policy DP/3 of the adopted Local Development Framework 2007).
25. The proposed main site access and emergency access, as shown on drawing nos: M06 E; B411/SK/09 Rev 2; B411/008 Rev 1, shall be constructed using a bound material to prevent debris spreading 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).
26. No development shall commence until the following off site highways improvement works have been submitted to and approved in writing by the Local Planning Authority.. Provide footway links to connect the existing footways in the vicinity of the site with closest bus stops to the site.
ii. Widening of the Footway/ cycleway on Hinton Road to facilitate cycle accessibility to the wider Cambridge cycle network.
iii. Improvements to the Hinton Road/ Fulbourn Old Drift uncontrolled crossing facilities.
iv. Provide drop kerb facilities on The Maples, Birdfarm Road, The Haven, Haggis Gap and Swifts Corner junctions to ensure accessibility by pedestrians to key facilities in Fulbourn including the primary school.
The development shall be carried out in accordance with the approved details
(Reason – for the safe and effective operation of the highway in accordance with Policy DP/3 of the adopted Local Development Framework 2007)
27. No development shall take place until a scheme for the provision of on-site renewable energy to meet 10% of the projected energy requirements of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.
(Reason - To ensure an energy efficient and sustainable development in accordance with the details submitted with the application and to meet the aims of Policies NE/1 and NE/3 of the adopted Local Development Framework 2007.)
28. Notwithstanding the particulars shown on the parameters plan, the numbers of storeys and the height of the eaves and ridge above AOD of any built development hereby approved shall be determined through Reserved Matters applications.
(Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informative

1. It is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Section 106 legal agreement (Appendix 3 to cover the following).

Background Papers

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

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website or elsewhere at which copies can be inspected.

- Nation Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
<http://www.scambs.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scambs.gov.uk/localplan>

Report Author: Julie Ayre – Team Leader East
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Fulbourn Parish Council



FULBOURN PARISH COUNCIL

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LOCAL COUNCIL
AWARD SCHEME
FOUNDATION

15 March 2017

Ms Julie Ayre
Planning & New Communities
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Ms Ayre

**Planning Application S/0202/17/OL
Land at Teversham Road, Fulbourn
Applicant: Mr Daniel Coulson, Castlefield International Limited**

Fulbourn Parish Council objects to this Planning Application on the grounds set out in its letter of 18 May 2015 and on the grounds that the Applicant has failed to have regard to the management of the open spaces and drainage courses referred to by the Planning Inspector in the recent Appeal Decision, PP/W0530/W/15/3139730, which was the main reason for the Planning Inspector's refusal of the previous planning application.

The appeal Planning Inspector said a Biodiversity and Landscape Management Plan should include full details of the measures required to deliver the long term maintenance of all the areas providing landscape and ecological management and include means of public access including boardwalks and in addition provide indemnification for this in perpetuity.

In the Applicant's Design and Access Statement of January 2017 at paras 62-64, Landscape Strategy and Drainage, there is no proposal to undertake a management plan as outlined by the Planning Inspector other than the reference to the preparation of an 'Ecological Management Plan'.

In addition, Poor Well is owned by Fulbourn Parish Council and is a much loved local amenity. Consequently Council will not permit construction of a 'boardwalk' across the land and this should not be considered an 'access route' to the proposed development.

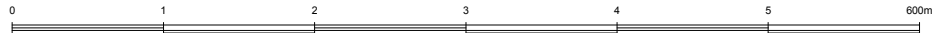
This new planning application does not differ materially from the previous application and does not represent sustainable development. Given the acknowledged difficulties in building on this site, Fulbourn Parish Council asserts that the Applicant has not met the measures outlined in the Appeal Decision relating to the management of the open spaces and drainage courses and therefore recommends refusal.

Yours sincerely

Mary Drage

Cllr Mary Drage
Chair, Fulbourn Parish Council

Page 2 of 2



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Scale - 1:5000

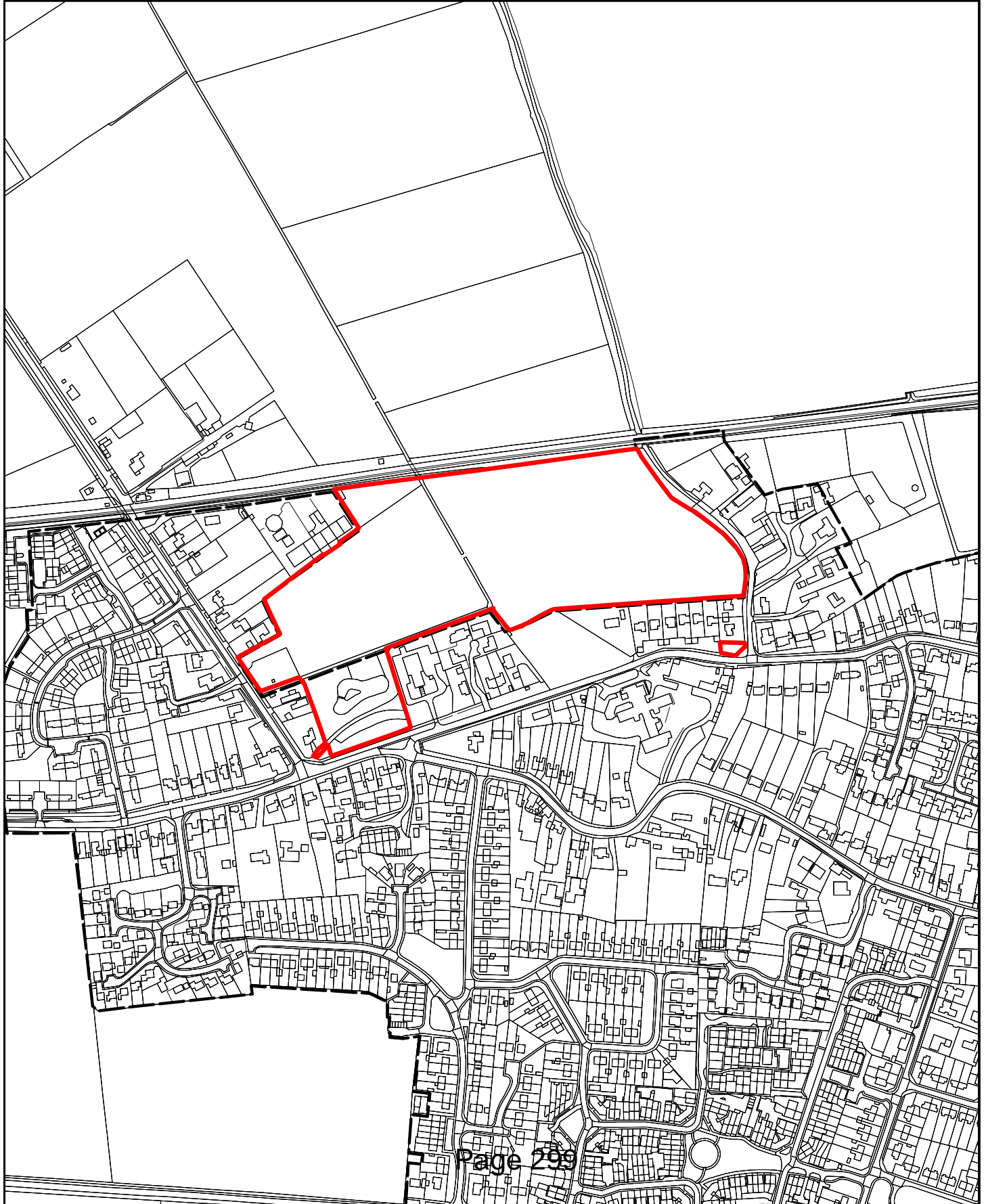
Time of plot: 14:06

Date of plot: 24/07/2017



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District Council**

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Appendix 3

Heads of terms for the completion of a Section 106 agreement

Fulbourn – Teversham Road (S/0202/17/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	30%
Affordable housing tenure	50% affordable rent and 50% Intermediate
Local connection criteria	The first 8 properties should be allocated to those with a local connection to Fulbourn 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	£250,000 (circa)
Primary School	CCC	£470,000 (circa)
Secondary School	CCC	£650,000 (circa)
Libraries and lifelong learning	CCC	£1,100 (circa)
Sports	SCDC	£110,000 (circa)
Indoor community space	SCDC	£50,000 (circa)
Household waste bins	SCDC	£73.50 per house and £150 per flat
Monitoring	SCDC	£1,500
Healthcare	SCDC	£41,630
TOTAL		
TOTAL PER DWELLING		

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local Equipped Area for Play	SCDC	

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Footpath improvements	CCC	Footpath improvements to be agreed with the County Council

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	YES
Detail	<p>The County Council estimate that 17 early years children will be generated from the development.</p> <p>The proposed solution which has been identified by Cambridgeshire County Council to mitigate the primary-aged pupils arising from this development and others in the area is 6 additional classrooms (accommodating 180 additional primary-aged places) and additional early years expansion (accommodating 38 early years places). The cost of this work is £5,685,000, which is included within the latest version of the Capital Programme (Project A/C.01.028).</p> <p>However, this cost includes replacement of two existing mobiles and other condition and refurbishment work. The costs of these elements have been removed such that the total cost of what should be charged to new developments is £3,211,496 (4Q15).</p> <p>This equates to £14,731.63 per place (for both early years and primary places) (£3,211,496 / 218 places).</p> <p>The cost of the scheme is to be funded from the Council's capital programme. Funding sources that make up the programme include developer contributions, DfE capital allocations, capital receipts and Council borrowing approval.</p> <p>As a dwelling mix has not been submitted for this development the County Council would include the following table figures within the S106 which would allow for a contribution to be calculated at the reserved matters stage when a dwelling mix has been approved.</p> <p>Affordable rent:</p> <p>1 bed – £0 2 bed – £2,946 3 bed – £4,420 4 bed – £5,156</p> <p>Shared ownership and market:</p> <p>1 bed – £0 2 bed – £737 3 bed – £1,473 4 bed – £2,578</p>
Quantum	£250,000 (circa)
Fixed / Tariff	Tariff
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	
Number Pooled obligations	None

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	YES
Detail	<p>The County Council estimate that 32 primary school children will be generated from the development.</p> <p>The proposed solution which has been identified by Cambridgeshire County Council to mitigate the primary-aged pupils arising from this development and others in the area is 6 additional classrooms (accommodating 180 additional primary-aged places) and additional early year's expansion (accommodating 38 early years places). The cost of this work is £5,685,000, which is included within the latest version of the Capital Programme (Project A/C.01.028).</p> <p>However, this cost includes replacement of two existing mobiles and other condition and refurbishment work. The costs of these elements have been removed such that the total cost of what should be charged to new developments is £3,211,496 (4Q15).</p> <p>This equates to £14,731.63 per place (for both early years and primary places) (£3,211,496 / 218 places).</p> <p>The cost of the scheme is to be funded from the Council's capital programme. Funding sources that make up the programme include developer contributions, DfE capital allocations, capital receipts and Council borrowing approval.</p> <p>As a dwelling mix has not been submitted for this development the County Council would include the following table figures within the S106 which would allow for a contribution to be calculated at the reserved matters stage when a dwelling mix has been approved.</p> <p>Affordable rent:</p> <p>1 bed – £0 2 bed – £2,946 3 bed – £4,420 4 bed – £5,156</p> <p>Shared ownership and market:</p> <p>1 bed – £0 2 bed – £737 3 bed – £1,473 4 bed – £2,578</p>
Quantum	£470,000 (circa)
Fixed / Tariff	Tariff
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	CCC3
Type	Secondary school

Policy	DP/4
Required	YES
Detail	<p>The County Council estimate that 28 secondary school children will be generated from the development.</p> <p>Contributions being sought from this development and others in the area are in respect of a £3.5m 1FE expansion at Bottisham Village College, which is required based on catchment need.</p> <p>The County Councils Capital Programme (2017-18) references the cost for the entire expansion of Bottisham Village College (project – A/C.02.004), £12.7m, of which the £3.5m is part of this total cost. As a dwelling mix has not been submitted for this development the County Council would include the following figures within the S106 which would allow for a contribution to be calculated at the reserved matters stage when a dwelling mix has been approved. The costs have been calculated by multiplying the cost per place (£23,333).</p> <p>Affordable rent:</p> <p>1 bed – £0 2 bed – £0 3 bed – £9,333 4 bed – £21,000</p> <p>Shared ownership and market:</p> <p>1 bed – £0 2 bed – £0 3 bed – £3,500 4 bed – £7,000</p>
Quantum	£650,000 (circa)
Fixed / Tariff	Tariff
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	YES
Detail	<p>Statutory provision for the library service in Fulbourn is via 2 mobile library stops. There is not sufficient capacity within this provision to meet the needs of the additional residents being generated from this development.</p> <p>Therefore in order for the service to meet the demands of the additional residents a contribution of £4.08 per head of population will be required to provide the additional books, resources and equipment to meet the library and lifelong learning needs of this new population via the SCDC existing mobile service. 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>There is also a volunteer run Library Access Point which operates from the Swifts community building in the village. The County Council considers that there is not sufficient spare capacity/stock within this provision to meet the needs of the additional residents being generated from this development. In addition, the Library Access Point is not part of the County Councils statutory library service the County Council is unable to rely on this provision.</p> <p>As a dwelling mix has not been submitted for this development the County Council would include the following figures within the S106 which would allow for a contribution to be calculated at the reserved matters stage when a dwelling mix has been approve</p> <p>Affordable rent:</p> <p>1 bed – £6.94 2 bed – £6.94 3 bed – £14.69 4 bed – £22.03</p> <p>Shared ownership and market:</p> <p>1 bed – £6.12 2 bed – £6.12 3 bed – £10.40 4 bed – £13.47</p>
Quantum	£1,100 (circa)
Fixed / Tariff	Tariff
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO
Detail	Milton HRC has pooled 5 or more contributions towards this infrastructure since 6 April 2010.

Ref	CCC6
Type	CCC monitoring
Policy	None
Required	NO
Detail	The District Council does not support County Council monitoring requests on the basis that (i) it is contrary to a Court of Appeal decision on section 106 monitoring (ii) the District Council will undertake this function and share information with CCC and (iii) appeal decisions against SCDC have supported the position that the monitoring of financial contributions does not justify securing a monitoring fee. 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

Ref	CCC7
Type	Transport
Policy	TR/3

Required	NO
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Fulbourn has a deficiency of 0.41 hectares of Outdoor Sport Provision (i.e. when assessed against the open space standards set out in policy SF/11 of the developments control policies development plan document Fulbourn requires 5.62 ha of sports space but only has 5.21 ha).</p> <p>Fulbourn Parish Council has said that in order to meet the needs of future resident's sports contributions are required to extend and refurbish the Sports Pavilion on the recreation ground. This project will deliver a single storey extension on the east side of the building; upgrade the changing rooms and update the showers to conform to the latest regulations. Ramps will also be installed to comply with the Disability Act. The estimated overall cost is conservative at £150,000 and the Parish Council are exploring grant funding possibilities with the FA</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>1 bed: £625.73 2 bed: £817.17, 3 bed: £1,130.04 4+ bed: £1,550.31</p>
Quantum	£110,000 (circa)
Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupations of 50% of the dwellings (in each phase if more than one reserved matters application submitted)
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC2						
Type	Children's play space						
Policy	SF/10						
Required	YES						
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Fulbourn experienced a deficit of 2.35 ha of Children's Play Space (i.e. 2.81 ha is needed whereas the village only has 0.46 ha).</p> <p>3Here the applicant is proposing an onsite local equipped area for play (LEAP) which, in accordance with policy will need to comprise an area of no less size than that described above in order to satisfy development control policy SF/11.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Formal play space</th> <th>Informal play space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>Nil</td> <td>Nil</td> </tr> </tbody> </table>		Formal play space	Informal play space	1 bed	Nil	Nil
	Formal play space	Informal play space					
1 bed	Nil	Nil					

		2 bed	7m2	7m2
		3 bed	9.7m2	9.7m2
		4+ bed	13.3m2	13.3m2
Quantum				
Fixed / Tariff	Tariff			
Trigger				
Officer agreed	YES			
Applicant agreed	YES			
Number Pooled obligations	NONE			

Ref	SCDC3										
Type	Informal open space										
Policy	SF/10										
Required	YES										
Detail	<p>The applicant will be required to provide a minimum level of informal open space in accordance with the table below</p> <table border="1" data-bbox="624 855 1230 1025"> <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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3 bed	9.7m2										
4+ bed	13.3m2										
Quantum											
Fixed / Tariff											
Trigger											
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations	None										

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	<p>In accordance with Development Control Policy DP/4 infrastructure and new developments, all residential developments generate a need for the provision of, or improvement to, indoor community facilities. Where this impact is not mitigated through onsite provision a financial contribution towards offsite improvement works will be required.</p> <p>The Council undertook an external audit and needs assessment undertaken in 2009, in respect of all primary community facilities in each village. The purpose of this audit was threefold (i) to make a recommendation as to the indoor space requirements across the District (ii) to make a recommendation on the type of indoor space based on each settlement category and (iii) make a recommendation as to the level of developer contributions that should be sought to meet both the quantity and quality space standard.</p> <p>Whilst not formally adopted as an SPD, this informal approach was considered and approved at the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied</p>

	<p>since.</p> <p>In accordance with the assessment Fulbourn has a need for 499 square metres of indoor meeting space whereas there is only 237 square metres currently provided. The village is served by Fulbourn Townley Memorial Hall which is described in the audit as “An impressively renovated hall, which has been significantly augmented with additional meeting room spaces and office space, as well as the creation of a new sport and social club. Main hall is of a good size, with a permanent stage, also refurbished, suitable for performances and sporting activities, with fair sized kitchen. Toilets have been refurbished, including new disability toilet”.</p> <p>Fulbourn Parish Council has invested heavily in both indoor and outdoor sports improvements in recent years. The village is now turning its attention to providing fit for purpose indoor meeting space and the Parish Council has obtained planning permission (S/1537/14/FL) for a new building on the recreation ground which will be community based providing meeting rooms, youth facilities, music tuition and sporting and social activities. This new facility will provide an extra 266 m2 of internal meeting space and therefore contribute towards the extra community centre space which the previous audit highlighted Fulbourn was lacking.</p> <p>The Parish Council now have costs for the proposed new building which amount to £400K. The Parish Council has earmarked £200K towards this from the Parish precept and is seeking grants/s106 funding for the remainder of the costs.</p> <p>The contribution required as per the indoor community space policy would be:</p> <p>1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84</p>
Quantum	£50,000 (circa)
Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupations of 50% of the dwellings in each phase
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

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

Ref	SCDC6
Type	S106 Monitoring
Policy	Portfolio holder approved policy
Required	YES
Detail	To ensure the timely delivery of onsite infrastructure
Quantum	£1,500
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC7
Type	Onsite open space and play area maintenance
Policy	
Required	YES
Detail	<p>Paragraph 2.19 of the Open Space in New Developments SPD advises that 'for new developments, it is the developer's responsibility to ensure that the open space and facilities are available to the community in perpetuity and that satisfactory long-term levels of management and maintenance are guaranteed'. The Council therefore requires that the on-site provision for the informal open space and the future maintenance of these areas is secured through a S106 Agreement. Para 2.21 advises that 'if a developer, in consultation with the District Council and Parish Council, decides to transfer the site to a management company, the District Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee)'.</p> <p>It is the Local Planning Authority's preference that the public open space be offered to Fulbourn Parish Council for adoption, recognising that the Parish Council has the right to refuse any such offer.</p> <p>If the Parish Council is not minded to adopt onsite public open space the owner will be required to provide a developer guarantee of sufficient value to be a worthwhile guarantee. Furthermore with the details of the guarantee and guarantor would need to be submitted to and approved in writing by the Council prior to commencement of development. Should this not be forthcoming the planning obligation will also be required to include arrangements whereby the long term management responsibility of the open space areas and play areas passes to plot purchasers in the event of default.</p>
Quantum	
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

OTHER OBLIGATIONS

Ref	OTHER 1																																						
Type	Health																																						
Policy	DP/4																																						
Required	YES																																						
Detail	<p>The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 585 residents and subsequently increase demand upon existing constrained services.</p> <p>The primary healthcare service directly impacted by the proposed development and the current capacity position is shown in Table 1 below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Premises</th> <th>Weighted list size ¹</th> <th>NIA (m2) ²</th> <th>Capacity ³</th> <th>Spare capacity (NIA m2) ⁴</th> </tr> </thead> <tbody> <tr> <td>Fulbourn Health Centre</td> <td>11,091</td> <td>698.70</td> <td>10,189</td> <td>-61.83</td> </tr> <tr> <td>Cherry Hinton Medical Centre</td> <td>9,714</td> <td>330.50</td> <td>4,820</td> <td>-335.60</td> </tr> <tr> <td>Cherry Hinton Surgery</td> <td>4,950</td> <td>333.63</td> <td>4,865</td> <td>-5.80</td> </tr> <tr> <td>Total</td> <td>25,755</td> <td>1,362.83</td> <td>19,874</td> <td>-103.23</td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> 1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list. 2. Current Net Internal Area occupied by the Practice 3. Patient Capacity based on the Existing NIA of the Practice 4. Based on existing weighted list size <p>The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.</p> <p>Table 2 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Premises</th> <th>Additional pop growth ⁵</th> <th>Additional floorspace required ⁶</th> <th>Spare capacity (NIA) ⁷</th> <th>Capital required to create additional floorspace ⁸</th> </tr> </thead> <tbody> <tr> <td>Cherry Hinton Medical</td> <td>264</td> <td>18.10</td> <td>-335.60</td> <td>£41,630</td> </tr> </tbody> </table>				Premises	Weighted list size ¹	NIA (m2) ²	Capacity ³	Spare capacity (NIA m2) ⁴	Fulbourn Health Centre	11,091	698.70	10,189	-61.83	Cherry Hinton Medical Centre	9,714	330.50	4,820	-335.60	Cherry Hinton Surgery	4,950	333.63	4,865	-5.80	Total	25,755	1,362.83	19,874	-103.23	Premises	Additional pop growth ⁵	Additional floorspace required ⁶	Spare capacity (NIA) ⁷	Capital required to create additional floorspace ⁸	Cherry Hinton Medical	264	18.10	-335.60	£41,630
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	Centre				
	Total	264	18.10	-335.60	£41,630
	<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> <p>6. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"</p> <p>7. Existing capacity within premises as shown in Table 1</p> <p>8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,000/m²), rounded to nearest £.</p> <p>A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £41,630.</p>				
	Quantum	£41,630			
	Fixed / Tariff	Fixed			
	Trigger	100% prior to occupation of 50% of the dwellings			
	Officer agreed	YES			
	Applicant agreed	YES			
	Number Pooled obligations	NONE			

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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 2017

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0670/17/OL
Parish:	Fulbourn
Proposal:	Outline Planning Permission for the redevelopment of the Ida Darwin Hospital site with up to 203 dwellings including affordable housing and land for community building with access and associated works, open space and landscaping, following the demolition of existing buildings on site.
Site address:	Ida Darwin and Fulbourn Hospital, Fulbourn Old Drift, Fulbourn
Applicant(s):	Cambridge and Peterborough NHS Foundation Trust
Recommendation:	Delegated Powers to Approve subject to prior completion of a S106 and safeguarding conditions
Key material considerations:	Allocated Green Belt site, Green Belt Policy, Highway impacts
Committee Site Visit:	No
Departure Application:	Yes - Advertised as a departure
Presenting Officer:	Dan Smith
Application brought to Committee because:	Departure from policy
Date by which decision due:	31 August 2017

Executive Summary

1. The application seeks outline planning permission for 203 houses with access including affordable housing, open space including 'green wedge' and land for a community building. The site is currently occupied by buildings providing NHS mental health facilities and is allocated for redevelopment in the adopted Local Development Framework. The impact of the site on the Green Belt, visual amenity, transport and highway safety and provision for health services and education are considered acceptable and issues relating to ecology, archaeology, drainage, contamination and sustainability considerations can be

addressed via condition. Affordable housing at a rate of 40% of the dwellings would be secured via a section 106 legal agreement, as would contributions towards healthcare improvements, on-site children's play space, local primary and secondary education provision, libraries services and household waste bins. A comprehensive package of on-site and off-site transport measures and improvements would be secured either by condition or section 106 obligations as would the provision of the 'green wedge' at the west of the site and contributions to cover the cost of the maintenance of that area and other open space on site. A Development Brief for the site was endorsed by Committee in June 2014, however an application for the redevelopment of the site for housing was refused on the single ground that the provision of community facilities within the development were inadequate. The present application is considered to broadly comply with the endorsed Development Brief. The present application proposes the transfer of land to the Parish Council for the provision of a community building and pre-school as well contributions towards the cost of providing that building. This would also be secured via the section 106 agreement which is currently being prepared. These measures are considered sufficient to overcome the previous reason for refusal and, as the application is considered acceptable in all other regards, the Committee is requested to grant delegated powers to approve the application once a section 106 agreement securing the above has been completed.

Relevant Planning History

2. S/1066/13/OL – Development Brief for the Ida Darwin and Fulbourn Hospital sites – Planning Committee endorsed the Development Brief as a material consideration for all subsequent planning applications; however, Outline Planning Permission for up to 180 dwellings including affordable housing, a 70 unit Extra Care facility with access and associated works, open space and landscaping, following the demolition of existing buildings on site – Refused by Planning Committee on grounds of lack of appropriate provision of community facilities.

Planning Policy

3. ***National Planning Policy Framework***
National Planning Policy Guidance

Local Development Framework Core Strategy DPD (January 2007)

ST/1 – Green Belt

ST/2 – Housing Provision

ST/3 – Re-Using Previously Development Land and Buildings

Local Development Framework Development Control Policies DPD (July 2007)

DP/1 – Sustainable Development

DP/2 – Design of New Development

DP/3 – Development Criteria

DP/4 – Infrastructure and New Developments

DP/5 – Cumulative Developments

GB/1 – Development in the Green Belt

GB/2 – Mitigating the Impact of Development in the Green Belt

GB/4 – Major Developed Sites in the Green Belt

HG/1 – Housing Density

HG/2 – Housing Mix

HG/3 – Affordable Housing

SF/10 – Outdoor Playspace, informal Open Space and New Developments

SF/11 – Open Space Standards

NE/1 – Energy Efficiency

NE/3 – Renewable Energy
NE/6 – Biodiversity
NE/8 – Groundwater
NE/9 – Water and Drainage Infrastructure
NE/10 – Foul Drainage - Alternative Drainage Systems
NE/11 – Flood Risk
NE/12 – Water Conservation
NE/14 – Lighting Proposals
NE/15 – Noise Pollution
NE/16 - Emissions
CH/1 – Historic Landscapes
CH/2 – Archaeological Sites
CH/5 – Conservation Areas
TR/1 – Planning for More Sustainable Travel
TR/2 – Car and Cycle Parking Standards
TR/3 – Mitigating Travel Impacts
TR/4 – Non-motorised Modes

Site Specific Policies SPD (January 2010)

SP/9 – Fulbourn and Ida Darwin Hospitals

Draft Local Plan (Submitted July 2013)

S/4 – Cambridge Green Belt
NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt
NH/9 – Redevelopment of Previously Developed Sites and Infilling in the Green Belt
NH/14 – Heritage Assets
H/8 – Housing Mix
E/7 – Fulbourn and Ida Darwin Hospitals
CC/4 – Sustainable Design and Construction

Consultations

4. **Fulbourn Parish Council** - recommends that the application is approved subject to the resolution of the following matters and others arising through discussions, which it requests to be a part of:
- s106 community facility provision and landscaping and maintenance of the green wedge;
 - proposals for the water tower;
 - layout, openness and density;
 - design, appearance and materials;
 - parking, cycle storage and cycleways;
 - flood management and drainage;
 - 40% affordable housing;
 - permitted development rights;
 - traffic.

The above matters are considered to be adequately addressed by the application and through discussions which have since been undertaken, including with the Parish Council.

5. **Cambridge City Council** – has no objections to the application and is supportive of the principle of redeveloping the Ida Darwin site for housing, noting it is consistent with the Development Plan for South Cambridgeshire.

6. **Local Highways Authority** – has confirmed it has no objection to the application, following the submission of amendments to the Transport Assessment and further technical notes. It notes that the accident data and junction capacity assessments are acceptable and that the additional vehicle trips generated by the proposed development would not have a significant impact on the highway network and a negligible change in total flows through the local junctions. Its support is on subject to a programme of footway improvements in the locality, the provision of a shared footway/cycleway along Hinton Road, upgrades to local bus stops and passenger information systems, the provision of a travel plan and travel information packs for new residents. It also requests conditions relating to construction, surfacing and drainage of the access and the provision of a Construction Traffic Management Plan and states that the applicant should seek to engage with the LHA with regard to the connectivity within the site at reserved matters stage to ensure that pedestrian access is given priority according to its hierarchy of users.
7. **Network Rail** – does not object to the proposed development, noting the proximity of Teversham level crossing and need for safety awareness and education of developers and future occupants. It states that the applicant/developer must ensure that the development does not encroach onto Network Rail land, affect the safety, operation or integrity of the company's railway and its infrastructure, undermine its support zone, damage the company's infrastructure, place additional load on cuttings, adversely affect any railway land or structure, over-sail or encroach upon the air-space of any Network Rail land or cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future.
8. **County Archaeologist** – notes that the site is located within an area of high archaeological potential and adjacent to designated settlement sites. Does not object to the proposed development subject to a condition requiring the submission and undertaking of a programme of archaeological investigations on site.
9. **NHS Estates Advisor** – has no objection, however states that the development would give rise to need for additional primary healthcare provision, which would need to be mitigated by a contribution towards the provision of additional capacity in the amount of £76,797. This additional capacity would be provided at the Cherry Hinton Medical Centre.
10. **Environment Agency** – does not object to the proposed development stating that the information submitted with the application gives it confidence that the risk posed to controlled waters can be suitably managed, although it expresses doubts about the suitability for infiltration drainage due to potential contamination. It requests conditions relating to the submission of a remediation strategy and verification report, other ground contamination, the control of infiltration drainage and piling and the provision of pollution control.
11. **Lead Local Flood Authority** – has no objection to the proposed development and notes that the application demonstrates that surface water can be dealt with using infiltration across the site via soakaways, bioretention, and other sustainable drainage features. It recommends conditions relating to the submission of a strategic surface water drainage strategy, detailed surface water drainage strategies and arrangements for their maintenance.
12. **Anglian Water** – states it has no assets owned or subject to adoption agreement within the site. It notes that Teversham Water Recycling Centre has capacity for wastewater flows and that the foul sewerage network presently has available capacity for the development.

13. **District Council Sustainable Drainage Engineer** – states that the application has demonstrated that a suitable surface water drainage strategy can be delivered on site, but that future reserved matters applications would need to provide further detail to ensure the proposals are deliverable. Notes there are concerns about seasonally high groundwater and therefore states that ground water levels should be monitored to ensure that infiltration drainage is viable. Requests conditions relating to the submission of schemes for surface water and foul water drainage.
14. **District Council Environmental Health Officer** – does not object to the proposed development in terms of noise and vibration, lighting or health impact. Requests conditions relating to construction hours, piled foundations, dust control, constructions schedule, site practices, noise protection for properties close to railway, a lighting scheme and waste and recycling provision.
15. **District Council Scientific Officer (Contaminated Land)** – notes the presence of several potential sources of contamination in soils both on and off site from adjacent landfills and agrees with the conclusions of the submitted Contamination Assessment that an intrusive site investigation and remediation strategy are required as well as an asbestos survey for buildings to be demolished. On that basis, they are content for approval to be granted.
16. **District Council Ecology Officer** – notes that the application is supported by a suite of ecological surveys and that no ecological constraint has been identified which cannot be addressed via condition. Does not object to the proposed development subject to conditions regarding further details of open spaces/habitats, ecological management plan, further bat surveys, ecological enhancement including bat box and swift roost provision, lighting scheme and a reptile management plan.
17. **District Council Urban Design Officer** – suggested minor amendments be made to the parameter plans to show a reduced density on the Southern and Western edges of the housing land and the reduction in the height restriction for the lower density area from 9 metres to 8 metres to prevent dominant roof forms. Also expressed concern that the Land Use parameter plan was too restrictive and that this could prevent the evolution of a detailed design which would have appropriate character, drainage, trees, integration of parking and location of community facility. The parameter plans have since been amended to address these concerns. The Urban Design Officer also suggests a condition requiring the production and approval of a design code prior to the submission of the reserved matters applications.
18. **District Council Landscapes Officer** – accepts principle of development. Suggests detailed layout at Reserved Matters stage take influence from traditional village form including lower density at edges, provide frontages which have defined and varied characteristics, provide a simplified road layout with clear road hierarchy. Requests that the spoil mound be removed from site and existing tree stock examined. Suggests different options for green space should be considered at detailed design stage to ensure most appropriate landscaping. Notes that sustainable drainage elements will require careful design and should be designed as landscaped spaces which will contribute to recreation and biodiversity enhancement.
19. **District Council Trees Officer** – has no objection in principle, noting that arboricultural reports and tree protection plans will need updating for Reserved Matters applications and requesting conditions ensuring they are provided.

20. **District Sustainability Officer** – states that the proposed development does meet the requirement of policy NE/3 regarding renewable energy as it does not include an Energy Strategy. This matter is addressed below in the Sustainability section of the report.
21. **District Council Housing Development Officer** – generally supportive of the scheme and the provision of 40% affordable housing. Notes that the proposed mix of sizes of the affordable homes is not consistent with the Council's preferred mix. Also raises question as to whether the affordable homes could be designated as NHS keyworker accommodation.
22. **County Education and Libraries Team** – has no objection to the proposed development in respect of its impact on educational provision, subject to the adequate provision for secondary, primary and early years education. It proposes that the secondary school provision be made at Bottisham Village College, at which the County Council has an identified extension project planned and requests contributions of £23,333 per secondary school pupil arising from the development. It proposes that the primary school provision be made at Fulbourn Primary School and has a programme of extension which would result in a contribution of £14,731 per primary school pupil generated by the development. In terms of pre-school provision, the County Council originally proposed that contributions of £14,731 per pre-school pupil generated by the development be put towards the pre-school extension at Fulbourn Primary School, however the additional provision of 15 places provided by that expansion would not fully address the likely demand created by the development of approximately 31 places, particularly as other potential development within Fulbourn at Teversham Road, would also take up places at the extended pre-school. The County Council, District Council, Parish Council and applicant have therefore undertaken discussions regarding the provision of early years facilities on the Ida Darwin site to be located as part of the community building which would be at the centre of the scheme. The County Council estimates that the cost of providing that provision on site would be approximately £500,000.
23. The provision of library facilities in Fulbourn is made via two mobile library stops and there is insufficient capacity within the current provision to meet the needs of the proposed development. A contribution of £4.08 per head should therefore be sought to provide additional resources and equipment to meet the additional demand.
24. The team also states that there is insufficient capacity at the Milton Household Recycling Centre to accommodate the development. It would usually require a contribution of £190 per dwelling to mitigate the additional demand, however it has already pooled five contributions towards the HRC and it cannot therefore request any further contributions towards that scheme. It also requests contributions towards s106 monitoring.
25. The provision of library facilities in Fulbourn is made via two mobile library stops and there is insufficient capacity within the current provision to meet the needs of the proposed development. A contribution of £4.08 per head should therefore be sought to provide additional resources and equipment to meet the additional demand.
26. **District Council Section 106 Officer** – notes that any planning obligations must be compliant with Community Infrastructure Levy (CIL) Regulations 2010 and the NPPF and details the limits on the use of obligations, including in respect of pooling of contributions and the use of tariff style contributions. States that planning obligations to mitigate the impact of the development are sought by SCDC as follows:
- A contribution towards indoor community space in the form of no less than 900m² of free serviced land and a financial contribution payable to Fulbourn PC of £450,000;

- Formal children's play space in the form of an onsite Local Equipped Area for Play (LEAP);
 - Informal children's play space in the form of onsite space provision;
 - Informal open space onsite in the form of the green wedge and other open space within the site;
 - On site open space maintenance contribution of £11.06 per m² for open space areas that are to be adopted by Fulbourn Parish Council and which fall outside of the green Wedge.
 - On site open space maintenance contribution for the green wedge (amount to be determined) which is to be adopted by Fulbourn Parish Council.
 - An agreed management plan (including approved management company) for all unadopted open space areas including all areas serving a drainage function.
 - Household waste receptacles of £73.50 per house and £150 per flat; and,
 - Section 106 monitoring fees of £3,000.
27. Given the previous refusal reason for the application being the lack of provision of a suitable community facility and, notwithstanding the need to improve existing sporting facilities in the village, the S106 officer identifies that the most pressing need for the development is to address the need for indoor meeting space. Therefore proposes that the required offsite sports contribution be directed towards a new community building to include elements of indoor sports and recreation space. In addition, given the need to create an open green wedge on the eastern part of the site, they note the acceptance of SCDC, the developer and the Parish Council that it would be inappropriate to provide a Neighbourhood Equipped Area for Play (NEAP) on that part of the site and that the offsite contribution which would therefore be required should also be directed towards the new community building which would include elements that are focussed towards the interests of young people.
28. **Fulbourn Primary School Governors** – have expressed concern regarding the distance of the site from the school leading to additional vehicle trips to the school and increasing traffic impacts on cyclists including staff, parents and children. Requests that pedestrian and cycle routes both within the site and linking to neighbouring areas are included and enhanced cycle storage is provided at each property. They also request investment in safe pedestrian and cycle routes from the site to the village and school and a safe cycle route past the site from the village into Cambridge.
29. **Cambridgeshire Fire and Rescue Service** – does not object to the proposed development subject to conditions regarding the provision of fire hydrants. It also states the need for access and facilities for the Fire Service to be provided in accordance with Building Regulations, noting its use of a non-standardised fire appliance.
30. **Police Architectural Liaison Officer** – notes that the development would be built to 'Secured by Design' principles and offers no further comment or objection.
31. **Fulbourn Forum** – objects to the proposed development on the following grounds:
- Effective assimilation of Fulbourn into the urban edge of Cambridge;
 - Greater impact on the Green Belt than the existing development;
 - Failure to demonstrate acceptable car and cycle parking and bin provision;
 - Conflict with the approved Development Brief.
32. **Cambridgeshire Past, Present and Future** – states its general support for the principle of developing brownfield sites over greenfield sites, but objects to the proposed development on the grounds that a determination would be premature as the issue of the compliance of draft Development Plan policy E/7 (which relates to the Fulbourn and Ida Darwin Hospitals) with the NPPF has not yet been taken by the Planning Inspector and

the adverse impact of taking a premature decision outweighs the benefits. It argues that the proposed development would have a greater impact on the Green Belt, contrary to paragraph 89 of the NPPF and that a 'compensatory enhancement' of the Green Wedge is not provided for in the NPPF. It argues that this matter should first be considered by the Planning Inspector hearing the Local Plan examination before the current application is determined. It also argues that the proposal is unacceptable in terms of its impact on the Green Belt due to assimilation into Cambridge and the inadequacy of the Green Wedge in retaining separation between Fulbourn and Cambridge. Cambridgeshire Past, Present and Future subsequently submitted a further representation arguing that the application is contrary to the approved Development Brief for the site in respect of the proposed floor area and building heights.

Representations

33. Nine representations have been received in respect of the application, five of which supported the Fulbourn Forum objection (above). The other four objected to or raised concern regarding the proposed development in respect of some or all of the following matters:
- Density and impact on visual amenity;
 - Assimilation of Fulbourn into Cambridge;
 - Impact on Green Belt;
 - Highway safety and congestion;
 - Car parking, cycle parking and bin provision
 - Provision of public transport.
 - Provision of GP services;
 - Provision of school places;
 - Departure from approved Development Brief;
 - Anti-social behaviour;
 - Lack of recreational space and community facilities;

Planning Comments

The site

34. The Ida Darwin Hospital site is located to the west of the village of Fulbourn outside the defined Development Framework of Fulbourn in the countryside and with the Cambridge Green Belt. The site is allocated for redevelopment through Policies GB/4 of the Development Control Policies Development Plan Document (DPD) and Policy SP/9 of the Site Specific Policies DPD.
35. The site is located directly to the west of the village of Fulbourn and between Fulbourn Old Drift to the South and the railway to the north. Capital Park lies further to the south-west with Fulbourn Hospital beyond. An Award Drain bisects the site from north to south broadly on the line of the existing access into the site. The site is a previously developed site and there are buildings across the extent of the site, which are dated and in a relatively poor state of repair. The current buildings are predominately single storey but there are some 2 storey buildings and some single storey buildings are taller than is typical of a single storey building. This is due to the medical use that currently occupies the site. The building heights currently on the site are between 4.8metres and 7.7metres. There is a water tower at the western end of the site and the land levels on site slope down from that point to the east.

The proposal

36. The application seeks outline planning permission for up to 203 dwellings with 40% of those being affordable, as well as land for community building provision, open space and landscaping with access and associated works. This would include the demolition of the existing buildings on site and all matters other than access would be reserved for future consideration. Plans have been submitted showing the parameters within which the reserved matters of layout, scale, appearance and landscaping would be developed. These parameter plans have been amended during the course of the application to address the views of the Council's Urban Design and Landscape Officers. The proposed development is similar to that previously considered by the Committee under reference S/1066/13/OL, which was refused on the single ground that there was a lack of appropriate provision of community facilities. The current application proposes a higher overall number of dwellings than the 2013 application (203 as opposed to 180), but does not include the Extra Care facility, the scale of which was previously of concern to members.

Policy background

37. The Fulbourn Hospital and Ida Darwin Hospital sites have been identified in the existing Local Development Framework as a Major Developed Site in the Green Belt in the Development Control Policies DPD and identified in a Site Specific Policy in the Site Specific Policies DPD. The Development Plan currently consists of the Core Strategy DPD (adopted January 2007), Development Control Policies DPD (adopted July 2007) and Site Specific Policies DPD (adopted January 2010).
38. The National Planning Policy Framework (March 2012) and the Proposed Submission Local Plan (July 2013) are material planning considerations in decision taking.
39. Policy GB/4 of the Development Control Policies DPD includes the Fulbourn and Ida Darwin Hospital site as a Major Developed Site in the Green Belt. Policy GB/4 states that redevelopment may be permitted subject to the following conditions:
- The existing floor area is not exceeded.
 - The existing footprint is not exceeded unless there are significant environmental improvements to the site.
 - The existing height of the built form is not exceeded.
- Policy SP/9 allows for residential development on the eastern part of the Ida Darwin site and a green wedge on the Western part and states that development must reflect the principles of policy GB/4. The Submitted Local Plan also includes a policy for the site, policy E/7.
40. The outline application has been advertised as a departure as it does not conform to policy GB/4 in respect of building heights and floor area. However, the following section explains the weight that should be given to these policies in the decision making process. As this is a departure application, if Committee grants delegated powers to approve the application as requested, the decision would be referred to the Secretary of who has the opportunity to call in the decision.

Weight to be attached to policies

41. The DPDs referred to in the above section were adopted prior to the publication of the National Planning Policy Framework. The NPPF states that planning law requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration. Para 211 of the NPPF states "For the purposes of decision-taking

the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of this framework.” The NPPF also sets out how to determine the amount of weight that should be attached to policies. Para 215 states “Due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that they may be given)”.

42. With reference to the pertinent policies in this case it is important to assess the conformity of the policies with the policies in the NPPF. Firstly it is important to note that the term Major Developed Site in the Green Belt does not feature in the NPPF. However, the NPPF does allow for the redevelopment of previously developed sites in the Green Belt, providing it does not have a greater impact on the openness of the Green Belt or impact the reasons for including the land in the Green Belt. The identification of the site for redevelopment can therefore be afforded significant weight. The local policies go further than the NPPF; therefore only some weight can be afforded to the part 2(e) of the policy. Policy E/7 of the emerging Local Plan was subject to a number of objections. In accordance with the guidance in the NPPF little weight can be given to this policy until the decision of the Local Plan Examination Inspector on the policy are known.

Compliance with approved Development Brief

43. The proposed development is considered to be broadly in compliance with the approved Development Brief, save for references to the Extra Care facility which does not form part of the proposed development and has been replaced by a 40% provision of affordable housing. The submitted parameter plans also show a modified phasing strategy, however the removal of all existing buildings to the east of the site would still occur in the first phase of development meaning the green wedge would be created early in the construction process.

Principle of Development

44. The site has been allocated for development through policy SP/9 of the Site Specific Policies DPD which refers to principles established by Development Control Policies DPD policy GB/4, specifying that the eastern part of the site be for residential redevelopment and the creation of a green wedge on the Western part of the site. It also allows for the transfer of part of the built footprint to the Fulbourn Hospital site for new mental health facilities which is not included within the current application. Both policies refer to the existing built footprint of the site and policy GB/4 refers to limits on floor area and heights as well as avoiding any greater impact on the Green Belt. The redevelopment of the site is therefore considered to be acceptable in principle as the clear aspiration of adopted policy is for the residential redevelopment of the eastern part of the site and the creation of an open green wedge to the west. The impact of the lack of compliance of the scheme with particular details of those adopted policies is discussed in more detail in the relevant sections below.

Appropriateness of the Development within the Green Belt

45. Significant weight is given to the Green Belt location of this site and Section 9 of the NPPF that relates to the Green Belt. Paragraph 87 states that inappropriate development is by definition harmful to the Green Belt, however paragraph 89 states that the construction of new buildings should not be considered inappropriate where it consists of the complete redevelopment of previously developed sites (brownfield land) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The impact of the proposed development on the purpose

of including the land within the Green Belt and on its openness have therefore been assessed.

Purposes of the Green Belt

46. Paragraph 80 of the NPPF states that Green Belt land serves five purposes: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The proposed development has been assessed in respect of these five purposes and it is considered that the redevelopment of the eastern part of the site at a greater density and additional heights and the clearing of the western part and laying out of open green space would not impinge on any of those purposes. There would be no significant additional urban sprawl, encroachment on the countryside or impact on the special character of historic towns. The green wedge would ensure that Cambridge and Fulbourn would not merge into one another and the development would result in the reuse of an existing brownfield site. As such, the proposed development is considered to be compatible with the purposes of including the land within the Green Belt.

Impact on the Openness of the Green Belt

47. The proposed development would result in the clearing of the existing sprawling buildings from the entirety of the site and the provision of a denser form of development in the area allocated for residential dwellings and the provision of a completely open green space, the green wedge, on the western part of the site and retention of significant areas of green space across the remainder of the site. While parts of the site would have taller buildings on them than at present, a large parcel would be cleared of built development and other parts, including the frontage with the Old Drift and an area in the centre of the residential site would remain open. Taken as a whole, it is considered that the proposed development would not have a greater impact on the openness of the Green Belt, than the existing development. The submitted Landscape and Visual Impact Appraisal concludes that the site and wider landscape has the capacity to accommodate the proposed development and the retention of the majority of the existing vegetation and the delivery of a comprehensive landscape scheme, without significant adverse effects on landscape features, landscape character or on public views. The impact of the development on the openness of the Green Belt is therefore considered to be acceptable and the development is considered to meet the test of paragraph 89 of the NPPF. As a result the proposed development is considered to be appropriate development within the Green Belt.

Departure from Adopted Policy

48. The proposed residential dwellings would be up to a maximum of either 9 metres or 9.5 metres in height depending on the location on site. This would be in excess of the existing buildings heights on site. The total floor area, although not the footprint, of the residential scheme would also likely exceed that of the existing buildings on site. As a result, the policy would not comply with clauses 2.e.(i) and (iii) of Local Development Framework policy GB/4 – Major Developed Sites in the Green Belt. As detailed above, the proposed development is therefore a departure from adopted policy and has been advertised as such.
49. The departure from the adopted policy is considered acceptable for the following reasons. Firstly policy GB/4 is more restrictive than the NPPF in respect of control of floor area and building heights. As detailed above, the NPPF refers to redevelopment of brownfield sites as being acceptable provided there would be no greater impact on the openness of the

Green Belt and the purpose of including land within it than the existing development. Policy GB/4 includes a provision relating to no greater impact on openness (clause iv), however it also restricts floor area and height. Annex 1 of the NPPF states that while local policies should not simply be considered out of date because they were adopted prior to its publication, the NPPF policies are material considerations which should be taken into account and due weight should be given to local policies according to their consistency with the NPPF policies. The restrictions on height and floor area are therefore given limited weight, given their lack of consistency with the NPPF Green Belt policies. It is also relevant to note that policy E/7 for the site in the emerging Local Plan no longer contains a specific reference to building heights.

50. Secondly, in assessing the Site Specific policy SP/9 which refers to GB/4, the examination inspector stated that the restriction on floor space was a limitation not included within national policy which was intended to limit the amount of new employment floor space in new developments. He noted that the special policy related to healthcare and residential development and did not need to include a floor space restriction. As such, he directed that the policy SP/9 should refer to the principles of policy GB/4 rather than include a requirement to accord with its detailed wording. In addition, his view was that given changes in levels across the site, there was opportunity for the careful placing of some 2 or 3 store buildings on the lower parts of the site.
51. Lastly, the same inspector took the view that the demolition of existing utilitarian buildings and the provision of the green wedge would provide the opportunity for further environmental improvement. It is considered that the outline scheme takes up that opportunity. Although the detailed design of replacement buildings is reserved for future consideration, the environmental improvements which would be realised by a suitable scheme are significant, even where additional height and floor areas compared to the existing buildings would result. On the basis of the above, the departure from adopted policy is considered to be justified and no harm to the Green Belt, which the policy seeks to protect, would result.

Extent of Development

52. Further to the consideration of the Green Belt impact above, specific objections have been received in respect of proportion of the land allocated on the parameter plans to residential development and the open green wedge. The objections are based on perceived differences between the current extent of development and that considered necessary by the Inspector Examination in Public of the Site Specifics Policies Development Plan Document (DPD). A plan has been provided in objections to this application which shows a larger green wedge than is currently proposed and it has been suggested in the objections that this plan was considered at the Examination.
53. However, no definitive plan is referred to in the Inspector's report on the policy nor was one included within the DPD. The Inspectors report states "the conformity of any particular redevelopment scheme with policy GB/4 is a matter for judgement when a planning application is submitted. It goes on to state that "a development roughly along the lines of that discussed during the examination would achieve environmental improvements in the form of the creation of a wholly open green wedge on the western Ida Darwin area, between a housing scheme and Capital Park. This could allow some increase in the footprint of buildings on the two hospital sites. If the Inspector had felt it necessary to delineate the extent of the green wedge they would have been able to do this through a modification to the DPD. They did not. The adopted plan and the Proposed Submission Local Plan do not define the extent of the green wedge. This is a matter capable of being addressed through the development brief and the planning application process, taking account the policy requirements and the NPPF. Officers are of the view that the proposed

development area and green wedge proposed meet the aims and objectives of the policy in removing existing built development from the western part of the site and keeping it free from development.

54. The proposed line delineating built development from the green wedge is in the same position as was shown on the previous planning application for the site (S/1066/13/OL) which members previous judged to be acceptable and in accordance with the endorsed Development Brief.

Design

55. Given the outline nature of the application, the information submitted in respect of design is limited at this stage. However, the parameter plans as well as the indicative layouts are considered to demonstrate that a scheme of an acceptable design could be achieved for the quantum of housing for which permission is being sought. Given that the location of the site within the Green Belt and the need to have housing and open spaces which are of a high quality design and which enhance the Green Belt, whilst a full Design Code is not required for this site, it is considered necessary to apply a condition requiring the submission and approval of a Design Statement ahead of any Reserved Matters. This would set out the vision for the site, the character and building typologies and materials, street hierarchy, vehicle parking and the approach to the open spaces and play spaces which would then guide the detailed design of the reserved matters scheme. On that basis, the proposed development is considered acceptable in terms of its design at this outline stage.

Impact on the visual amenity and the character of Fulbourn

56. The site is already developed and is comprised of tired, utilitarian buildings of no significant architectural merit laid out across the majority of the site and offers no positive contribution to the visual amenity of the area. The principle of the site being redeveloped for housing is established in the Development Control Policies DPD and further supported through the Site Specific Policies DPD. This development would alter the character of this part of Fulbourn as the site would change from an employment use to a residential use with open space. It is considered that this change would harm the character of Fulbourn village as the village has a variety of housing types throughout the village and the site is bounded on its eastern edge by existing housing development.
57. The proposed housing has been designed so that it is densest and tallest in the area to the east where it is nearest to the existing housing on the edge of Fulbourn and of a lower density both where it fronts the Old Drift and in the middle of the site where it transitions into the green wedge to the West. This is considered to be an appropriate approach in terms of the visual impact of the site on the area and would achieve an appropriate balance of making the best use of land for housing whilst limiting any adverse impact on the visual amenity of the area which would result from a denser development of the eastern part of the site than at present. It is also considered that the removal of all buildings from the western part of the site and returning the area to open green space would significantly improve the character of Fulbourn by giving greater separation between Fulbourn and Cherry Hinton than at present. The proposed development would also retain substantial green areas throughout the development.

The proposed outline development shown on the submitted parameter plans is therefore considered to be acceptable in terms of its impact on the visual amenity of the area and the character of Fulbourn and, pending the consideration of detailed design matters which would come forward through Reserved Matters applications, the development is therefore considered acceptable in those terms.

Open Space

58. As detailed above, a significant amount of open space has been provided on site which will limit the impact of the site on the Green Belt and the character of Fulbourn and the surrounding countryside. The green wedge and other open space are defined by the land use parameter plan, however detailed landscaping proposals are reserved for future consideration and would come forward through the reserved matters applications. The landscaping as defined by the parameter plan is considered acceptable in principle and the acceptability of the detailed landscaping proposals would be considered at reserved matters stage.
59. The maintenance of the open space including the green wedge would be taken on by the Parish Council and the developer would make contributions to cover the cost of that maintenance for a period of 10 years. The starting point for the cost of maintenance of open space is the Open Space in New Developments SPD which, when accounting for inflation, requires a sum of £11.06 per m² of open space. However, given the large area of open space on the western portion of the site, much of which would be laid to meadow, it is appropriate to consider whether maintenance of the green wedge could be achieved more cost effectively than indicated by the SPD which has to account for smaller areas with more complicated maintenance arrangements.
60. Both the applicant and the Parish Council have therefore sought quotations for the green wedge maintenance and the Parish Council has received a quotation from its existing grounds maintenance contractor that the annual cost of maintenance would be £12,325 plus VAT. This is significantly lower than the £30,000 annual figure which would be derived from policy, but given the economies of scale resulting from the size of the green wedge it is considered reasonable that a saving could be realised. The applicant has provided details of maintenance costs for areas of open space within Cambourne which have been agreed by its Parish Council. These show a figure for grass cutting significantly lower than the quotation Fulbourn Parish Council has received and would result in an annual maintenance cost of £5,349 plus VAT. The exact maintenance costs are therefore still being negotiated by officers with the applicant and the Parish Council, however officers are confident that agreement will be reached to ensure that the final agreed contributions relate to the actual costs of maintenance. These costs would be indexed for inflation over the 10 year period and secured via a planning obligation contained within the section 106 agreement which is currently being prepared.
61. There are a large number of existing trees on site, particularly in the area proposed for green space at the centre of the site and the high quality specimens would be retained in that area with supplementary planting as part of the detailed landscaping scheme. The Council's Trees Officer has noted that arboricultural reports and tree protection plans would need to be updated for reserved matters applications and this requirement would form the basis of an appropriate condition. The proposed development is therefore considered acceptable in terms of its impact on the landscape and open space.

Transport

62. The Local Highways Authority is content that the proposed access and its use to serve the development would be acceptable in terms of highway safety. It has assessed the submitted information, including additional Transport Assessment and junction capacity assessments, which demonstrate that the additional vehicular trips towards Cambridge in the morning peak time would not have a significant impact on the highway network. In terms of overall traffic, the removal of the Ida Darwin hospital use from the site means there would be a negligible impact on total traffic flows through the local junctions. Improvements to the Hinton Road - Cambridge Road junction which would ensure no

overall harm to the highway network as a result of the proposed development. The proposed development is therefore considered to be acceptable in terms of its impact on the local highway network subject to the above junction improvements, which would be secured by condition and the improvements to wider accessibility detailed below.

63. The application included an assessment of pedestrian and cycling facilities in the locality and the extent to which the site would impact on and benefit those facilities. In terms of pedestrian accessibility, the assessment considered local walking facilities including the most direct route to Fulbourn village centre and its primary school. It identified several points on these routes, with the public highway where the footway was substandard and was therefore not conducive to use by pedestrians, particularly those with pushchairs. The applicant has proposed a series of improvements to the substandard points on the route to enhance the accessibility of the site and mitigate its impact on the village by encouraging more walking along the primary route to the village and school. These improvements are comprised of footway surface upgrading, additional crossing points for the main roads and side roads, tactile paving provision and the provision of enhanced signage and would be secured by condition. The assessment of cycling facilities identifies that the footway along Hinton Road is narrow and poorly defined. The application proposes the provision of a widened footway and cycleway which would link the site to the existing cycleway which runs along Cambridge Road and would be a significant benefit to the connectivity of both the site and the village to the wider footway and cycleway network. The applicant and LHA have also identified potential improvements to public transport facilities such as the passenger information systems and accessibility at bus stops in the vicinity. Contributions towards these improvements would be secured by condition and as part of the s106 agreement. The County Council have also requested a Travel Plan be secured for the site as well as Welcome Packs for the new occupants including information about sustainable travel, local services and a one-year contribution towards car clubs or bus passes. A condition for the submission of a Travel Plan would be applied to the permission which would have to include a range of measures, which might include those suggested by the LHA, to encourage sustainable travel and mitigate the impact of the site on the local highway network.
64. Car parking provision would be designed in detail at reserved matters stage. At this stage the applicant has identified the Council's current and draft car parking standards and has noted that parking provision would be determined based on detailed design and the extent to which spaces are on or off plot and allocated or unallocated, as this impacts on the efficiency of parking space use and therefore the overall number of spaces required. Based on the indicative layout, it is considered that the ability to provide adequate parking on site to serve 203 dwellings has been demonstrated and that is sufficient to give confidence at outline stage that parking provision would be adequate and that the development would have an acceptable impact on the local area in terms of minimising the likelihood of overspill parking outside of the site.
65. The applicant has confirmed that cycle parking would be provided at a level which would meet the Council's minimum standards and that provision of secure, covered cycle parking for every dwelling would be required by condition. On the basis of the above, the proposed development is considered to be acceptable in terms of its transport impacts.

Affordable Housing

66. The application proposes the provision of 40% of the new dwellings as affordable dwellings across both phases of development. The proposed mix of sizes of the affordable homes is not consistent with the Council's preferred mix, which is based on the identified need across the district as a whole at this point in time. However the proposed mix is indicative at this stage and would come forward in detail through the reserved matters

applications. The applicant has been made aware of the Council's current preferred mix, but as there is potential that need and therefore the preferred mix this would change between now and the submission of reserved matters applications, it is considered appropriate that this matter is revisited at reserved matters stage. The section 106 agreement currently being prepared will include obligations securing the provision of 40% of affordable housing in both phases, with a mix based on identified need at the time of the reserved matters applications and a provision to ensure the appropriate distribution of affordable dwellings throughout the phases.

Market Housing Mix

67. The existing adopted policy on market housing mix states that on developments of this size, a mix of units will be sought having regard to economic viability, the local context of the site and the need to secure a balanced community. The Council's draft Local Plan policy states that at least 30% of houses should be 1 or 2 bedroom homes, 30% should be 3 bedroom homes and 30% should be 4 or more bedroom homes. It allows a 10% flexibility allowance to each category to take account of local circumstances. Again, the mix of market dwellings would be determined at reserved matters stage, however the indicative mix shown in the application is for approximately 50% 1 or 2 bedroom homes, 27% 3 bedroom homes and 22% 4 or more bedroom homes. This results in the provision of a higher number of smaller dwellings overall, but in general, the mix is considered to be acceptable in terms of the adopted and emerging policy and achievable within the constraints of the site. The precise mix of market dwellings would be controlled via a condition requiring each Reserved Matters application to include a schedule of the mix of market dwellings and demonstrate how that proposed mix complies with the Council's adopted market mix policy.

Community facilities

The lack of adequate provision for on site community facilities was the sole reason for refusal of the 2013 application for residential development on the site. The applicant has included land for the provision of a community building on the submitted parameter plans and is committed to providing the land in a serviced condition to the Parish Council. The community land is located to the western part of the site overlooking the green wedge and located close to the local equipped area for play. The Council's s106 officer has demonstrated that a contribution of £450,000 would be required to mitigate the impact of the development in terms of satisfying the need to provide for indoor community space, sports space and the play space needs of older children. Given the constraints of the site in terms of the need for openness of the green wedge and the desire of the Parish Council to provide a community building on the site, as well as the and the clear steer given by the previous Planning Committee that a significant community facility was required on site, the required contributions for indoor community facilities and sports space and some of the contribution for formal play space would be combined into an overall contribution of £450,000 which would be assigned to the provision of a single community building on site. Given the pooling of contributions in respect of sports provision and older children's play space, in order to facilitate this level of contribution and satisfy the CIL tests, the building would be expected to be designed to be able to provide a space suitable for use for indoor sports (i.e exercise and dance classes) and elements that are focussed towards the interests of young people. A LEAP which would include no fewer than 9 pieces of equipment and no less than 500m² would also be provided by the developer.

68. The applicant has also committed to providing a serviced plot of at least 900m² at no cost to the community on which such a building would be built. This is considered to be of sufficient size and would also allow the provision of a larger building to include pre-school facilities as detailed below. The provision of serviced land and the capital amount for the

construction of the community building as well as the LEAP would be secured via a planning obligation which would be included within the section 106 agreement which is currently being prepared. On that basis the proposed development is considered to make an appropriate provision for community facilities which would mitigate the impact of the development on the locality and overcomes the previous reason for refusal for the application.

Education and Libraries

69. The residential development would create additional demand for pre-school, primary school and secondary school places and is therefore expected to address that additional demand through the provision of additional places at schools in the locality. The County Council has identified specific schemes to accommodate the additional primary and secondary school pupils, namely through projects to extend Fulbourn Primary school and Bottisham Village college respectively. The cost per place for those schools, based on a breakdown of the cost of the scheme by the number of places it would provide is £14,731.63 per primary school place and £23,333 per secondary school place. Contributions would be made by the developer at these levels based on the finalised housing numbers and mix and would be secured by planning obligations within the section 106 agreement which is currently being prepared. These contributions are considered sufficient to adequately mitigate the impact of the new housing on primary and secondary education provision in the local area.
70. Initially the County Council proposed that early years pre-school provision be dealt with in the same way as primary education, through contributions to the scheme of extension to Fulbourn Primary school which includes additional pre-school provision. However, the additional places provided by that scheme of extension (15 new spaces) would not be sufficient to provide for the likely demands of the development (approximately 30 places generated by the development) particularly as other potential development within Fulbourn at Teversham Road, would also take up places at the extended pre-school. The County Council, District Council, Parish Council and applicant have therefore undertaken discussions regarding the provision of early years facilities on the Ida Darwin site as part of the community building which would be at the centre of the scheme. The County Council estimates that the cost of providing the pre-school element of that building on site would be approximately £500,000, although this is an assumption based on only one scheme being built several years ago elsewhere in the County. The applicant's architect has provided indicative details of a building including community use and a pre-school element (with floor areas of 220m² and 160m² respectively) which they state could be delivered for a total of around £800,000, which is the combined contribution of £450,000 towards the community building and £350,000 towards the pre-school. The exact figure and the delivery and management arrangements for the building and commissioning of the service would be negotiated between the councils and the developer as part of the preparation of the s106 agreement in order to ensure the development meets the demands that the housing would place on pre-school. On that basis, the proposed development is considered to be acceptable in terms of its impact on pre-school provision in the locality.
71. The impact of the development on library facilities, namely the mobile library which serves Fulbourn, would be mitigated by the provision of additional resources through contributions of approximately £4 per person based on the finalised housing numbers and mix. This would be an obligation in the section 106 agreement currently being prepared and would adequately provide for the additional demands the development would place on library provision.

72. Although the County Council has requested a contribution towards section 106 monitoring, recent appeal decisions (including those in South Cambridgeshire) have stated that such a request does not satisfy the CIL tests where the obligations relates solely to financial contributions. A monitoring contribution may legitimately be secured in a small number of instances but only where onsite provision of infrastructure is being secured and which warrants long term or in perpetuity site visits (i.e. activity that goes beyond the day to day functions of the local planning authority). Under such circumstances it is not considered lawful to secure a monitoring contribution for Cambridgeshire County Council although it is considered necessary for the District Council to secure a monitoring contribution on the basis that District Council officers will be required to ensure the timely provision and management of affordable housing, open space areas to be transferred to the Parish Council, open space areas that will not be transferred to the Parish Council, the local equipped area for play and the community land.

73. **Health Facilities**

The proposed development would place an additional burden on existing General Practice health facilities in the vicinity which do not currently have capacity to absorb that additional demand. Of the three GP surgeries within an acceptable distance of the site (2 kilometres) the NHS estates advisor has identified the greatest deficiency at the Cherry Hinton Medical Centre. As the development would give rise to the need for improvements to capacity by way of extension, reconfiguration and/or refurbishment of the practice, contributions towards that improvement have been requested of the developer. Based on the total number of dwellings, a contribution of £76,797 towards those improvements has been requested by NHS England. The section 106 agreement currently being prepared would therefore include obligations requiring the provision of such a contribution towards those. On the basis that financial contributions can mitigate the additional demand which the development would place on existing health facilities, the proposed development is considered to be acceptable in those terms.

Ecology

74. The site contains limited ecological features having been a well maintained hospital site. The illustrative layout shows the retention of a habitat area along the railway line and the creation of a significant area of open space at the western side of the site. A badger survey has been undertaken with negative results. There remains the potential that badgers may reside in the embankment just north of the site and the Council's Ecology Officer recommends that a 10 metre buffer, which could double up as reptile habitat, be retained along the northern edge of the site.
75. Bat surveys showed a summer day roost for a single bat within building 20 and further low levels of bat activity were recorded. As the removal of the building would result in the loss of a bat roost, further surveys would be required by condition ahead of its demolition to ensure no harm is caused to bats. There is also the potential to enhance the site for bats by the provision of bat boxes and habitat enhancements. In addition, the provision of enhancements for swifts would further work done nearby in Fulbourn and these enhancements would be required by condition.
76. Reptile surveys showed a low level of Common Lizard primarily on the northern part of the site. It is likely that this activity is related to a larger population on the railway land to the north. A reptile management plan would be required by condition to ensure that no reptiles are harmed during construction and that suitable habitat is retained and enhanced on site. On the basis of this assessment and the proposed conditions, the development is considered to be acceptable in terms of its impact on ecological interests on site.

Archaeology

77. The site lies in an area of high archaeological potential with an adjacent Roman settlement site to the North of the railway line designated as a scheduled ancient monument and Iron Age, Romano British and earlier remains elsewhere in the immediate vicinity. The County archaeologist does not object to the granting of planning permission for the proposed development, subject to a condition requiring the submission of a written scheme of archaeological investigation for approval and the carrying out of a programme of archaeological investigations on site, including the analysis publication and dissemination of the results of the investigation, prior to the commencement of development. On that basis, the proposed development is considered to have an acceptable impact on the archaeological interests of the site and immediate surrounds.

Contamination and Drainage

78. The application includes a Phase 1 Contamination Assessment which is informed by a desk based assessment and site walkover. It identifies previous uses including an infilled chalk pit, historic land fill tip and the train tracks to the North of the site as the main potential sources of existing contamination. It recommends further site investigation including sampling of made ground, natural surface soils and groundwater to confirm the present and extent of any contamination. The Council's Scientific Officer is content that this approach would allow the extent of the contamination to be determined and an appropriate remediation strategy to be devised and undertaken. Such investigation and remediation would be secured via condition as would an asbestos survey for the existing buildings which are to be demolished. The Environment Agency has stated that the submitted information gives confidence that any risks to controlled waters can be managed, provided conditions relating to suitable remediation of contamination and verification that remediation are applied. It has raised concerns in respect of the potential of infiltration drainage and other ground penetration to mobilise existing contamination into groundwater, however it is content for outline permission to be granted subject to conditions restricting infiltration drainage and other ground penetration in the absence of approval from the Local Planning Authority. Such approval would only be given were it demonstrated that the risks of pollution to groundwater were acceptable and this would be informed by site investigation, testing and, where appropriate, remediation of contamination.
79. The application site is within Flood Zone 1 which indicates it is at the lowest risk of flooding. The Council's Sustainable Drainage Engineer notes there are some concerns about seasonally high groundwater in the area which might impact on the viability of certain drainage measures, however he does not disagree with the Lead Local Flood Authority's conclusion that adequate surface water drainage can be achieved. The method of surface water drainage would therefore be informed by ground water level monitoring as well as the impact of any contamination identified via site investigations, however sustainable drainage systems would be used wherever possible. Conditions would be applied requiring the submission of a strategic (site wide) surface water drainage strategy, detailed surface water drainage strategies and arrangements for their maintenance. On that basis, the proposed development is considered to be acceptable in respect of the impact of the proposed quantum of development on surface water drainage.
80. In respect of foul water drainage, Anglian Water has confirmed that Teversham Water Recycling Centre has capacity to accommodate the wastewater flows from the site and that the foul sewerage network similarly has capacity for the development. On the basis of the above, the proposed development is considered acceptable in respect of the issues of contamination and drainage.

Sustainability

81. Council policy NE/3 requires that all residential developments of 10 dwellings or more include technology for renewable energy to provide at least 10% of their predicted energy requirements. The application did not contain a commitment to meet the requirements of the policy and the Council's Sustainability Officer requested that a full energy statement be provided prior to determination. However, the applicant has since committed to providing a scheme which complies with the requirements of the policy and it is considered that this commitment, backed by a condition which requires a scheme for renewable energy supplying 10% of the predicted requirements of the development to be submitted with any reserved matters application, is sufficient to make the development acceptable in terms of sustainability considerations.
82. The application proposes that the development would deliver a water efficiency of 125 litres per person per day, as required by Building Regulations, however as the area is located in an area of serious water stress, emerging Local Plan policy (CC/4) requires that all new developments restrict water usage to 105 litres per day. As a result, a condition would be applied requiring a Water Conservation statement be provided at reserved matters stage which details appropriate water conservation measures.

Extended Time Limit for Implementation

83. The application proposes that the development is split into two phases to allow the immediate redevelopment of the majority of the site, including the green wedge and community building in the first phase, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation they provide is reprovided elsewhere. This approach means the majority of the site (Phase 1) would be available for development almost immediately with the balance of the site (Phase 2) coming forward later. The application states that the Phase 1 would be delivered within 5 years but seeks a 10 year permission for the whole of the site to ensure that Phase 2 can be delivered once accommodation currently on the site is no longer required. This is considered acceptable and a condition would therefore be applied giving a 5 year permission for the land within Phase 1, which will ensure a timely delivery of housing to contribute towards the Council's 5 year housing land supply, and a 10 year period for the balance of the site to allow the NHS Trust sufficient time to provide the existing mental health services elsewhere.

Referral to Secretary of State for Communities and Local Government

84. The application proposes greater heights than the existing development and a greater floor area which is not in accordance with policy GB/4. As a consequence, if the Development Control committee is minded to grant delegated powers to approve this application, in accordance with the requirements of the Town and Country Planning (Consultation) (England) Direction 2009, the application would be referred to the Secretary of State for Communities and Local Government.

Argument of Prematurity

85. The representation received from Cambridge Past Present and Future (CPPF) argues that the determination of the application prior to receiving the determination of the Local Plan examination Inspector's decision on the compliance of policy E7 with the NPPF would be premature. It states that the reference within the policy to 'compensatory enhancements' is not provided for within the NPPF exception to Green Belt restraint relating to acceptable redevelopment of a brownfield site. It expresses concern that the approval of the development on the site to which the draft policy relates would pre-judge the outcome of

the Local Plan inspection on the soundness of the draft policy in respect of its compliance with the NPPF.

86. The concern raised regarding prematurity has been carefully considered, however it is not considered that the positive determination of the present application would be premature. CPPF's primary concern in respect of prematurity appears to revolve around the phrase 'compensatory enhancements' within draft policy E7 and the extent to which it is compliant with the NPPF. The NPPF states that the partial or complete redevelopment of brownfield sites in the Green Belt is acceptable where it would not have a greater impact on openness or the purposes of the Green Belt. The existing site has development across its full extent and, as per the assessment in paragraphs 46 -48 above, it is considered that taken as a n existing brownfield site, the proposed redevelopment would not have a greater impact on openness, rather it would enhance the openness of the site. That this occurs as a result of denser development on the eastern part of the site and the opening up to green space of the western part is not contrary to the NPPF. 'Compensatory enhancements' is the phrase which has been used to express the judgement relating to the overall impact of the site on the Green Belt, however what is material in respect of the NPPF is that the brownfield land being redeveloped would not have a greater impact on openness as a result of the redevelopment. CPPF disagrees with that view, however that is a matter of judgement against the NPPF rather than one which relies on the specific wording with the draft policy to which it objects.
87. Notwithstanding that it is not considered that the determination of the current application is premature, the NPPG states that arguments that an application is premature are unlikely to justify a refusal unless it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking into the NPPF policies and other material considerations into account. It states that such circumstances will generally be limited to situations where both the development is so substantial or significant that granting permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development central to an emerging plan and where the emerging plan is at an advanced stage, but is not yet formally adopted. Given that the redevelopment of the site is provided for in adopted Local Plan policy GB/4 and Site Specific policy SP/9 it is difficult to conclude that the granting of permission would have any significant impact on decisions about new development, much less ones which would be central to the Plan.
88. It is therefore considered that the argument that the application is premature should not be held and that the application should be determined expeditiously.

Recommendation

89. That authority to approve the application be delegated to the Director for Planning and Economic Development subject to:
- i. Planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to those matters set out in the Heads of Terms document (Appendix 1), with the final wording to be agreed in consultation with the Chair and Vice Chair of Planning Committee prior to the issuing of planning permission.
 - ii. Planning conditions as set out in Appendix 2, with the final wording to be agreed in consultation with the Chair and Vice Chair of Planning Committee prior to the issuing of planning permission.

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APPENDIX 1

Heads of terms for the completion of a Section 106 agreement

Fulbourn – Ida Darwin (S/0670/17/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	None applies as this is a local plan allocated site

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£350,000 (circa)
Primary School	CCC	£1,060,000 (circa)
Secondary School	CCC	£1,190,000 (circa)
Libraries and lifelong learning	CCC	£2,000 (circa)
Transport	CCC	£136,000
Indoor community space	SCDC	£450,000
Household waste bins	SCDC	£73.50 per house and £150 per flat
Monitoring	SCDC	£3,000
Healthcare	SCDC	£76,797
TOTAL		
TOTAL PER DWELLING		

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local Equipped Area for Play	SCDC	
Community centre	SCDC	900m2 of free serviced land for onsite community centre and early years

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Footpath widening	CCC	This path will provide a direct and off-road link to the existing cycleway that runs along the southern side of Cambridge Road in both directions from its junction with Hinton Road
Bus stops	CCC	The 4 bus stops on Fulbourn Old Drift, near the entrance to the Ida Darwin site should be upgraded, raised kerbs and any other

		measure that would make them DDA compliant.
Hinton Way Junction Improvements	CCC	
Residential Travel Plan and Travel Packs	CCC	

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	YES
Detail	<p>The County Council estimate that 30 early years children will be generated from the development.</p> <p>The only identified project for early years provision in the village is to construct a new early years facility as part of the new community centre. The building would be owned by the Parish Council and the County Council would be responsible for getting an early years provider in place.</p> <p>As explained in the committee report the expected cost of providing this facility on a free serviced plot of land is circa £350,000 giving a total budget in the region of £800,000 for the building.</p>
Quantum	£350,000 (circa)
Fixed / Tariff	
Trigger	<p>50% of the contribution upon commencement of development</p> <p>50% payable prior to occupation of 50% of dwellings</p>
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	YES
Detail	<p>The County Council estimate that 32 primary school children will be generated from the development.</p> <p>The proposed solution which has been identified by Cambridgeshire County Council to mitigate the primary-aged pupils arising from this development and others in the area is 6 additional classrooms (accommodating 180 additional primary-aged places) and additional early year's expansion (accommodating 38 early years places). The cost of this work is £5,685,000, which is included within the latest version of the Capital Programme (Project A/C.01.028).</p> <p>However, this cost includes replacement of two existing mobiles and other condition and refurbishment work. The costs of these elements have been removed such that the total cost of what should be charged to new developments is £3,211,496 (4Q15).</p>

	<p>This equates to £14,731.63 per place (for both early years and primary places) (£3,211,496 / 218 places).</p> <p>The cost of the scheme is to be funded from the Council's capital programme. Funding sources that make up the programme include developer contributions, DfE capital allocations, capital receipts and Council borrowing approval.</p> <p>As a dwelling mix has not been submitted for this development the County Council would include the following table figures within the S106 which would allow for a contribution to be calculated at the reserved matters stage when a dwelling mix has been approved.</p> <p>Affordable rent:</p> <p>1 bed – £0 2 bed – £2,946 3 bed – £4,420 4 bed – £5,156</p> <p>Shared ownership and market:</p> <p>1 bed – £0 2 bed – £737 3 bed – £1,473 4 bed – £2,578</p>
Quantum	£1,060,000 (circa)
Fixed / Tariff	Tariff
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	YES
Detail	<p>The County Council estimate that 28 secondary school children will be generated from the development.</p> <p>Contributions being sought from this development and others in the area are in respect of a £3.5m 1FE expansion at Bottisham Village College, which is required based on catchment need.</p> <p>The County Councils Capital Programme (2017-18) references the cost for the entire expansion of Bottisham Village College (project – A/C.02.004), £12.7m, of which the £3.5m is part of this total cost. As a dwelling mix has not been submitted for this development the County Council would include the following figures within the S106 which would allow for a contribution to be calculated at the reserved matters stage when a dwelling mix has been approved. The costs have been calculated by multiplying the cost per place (£23,333).</p> <p>Affordable rent:</p> <p>1 bed – £0</p>

	2 bed – £0 3 bed – £9,333 4 bed – £21,000 Shared ownership and market: 1 bed – £0 2 bed – £0 3 bed – £3,500 4 bed – £7,000
Quantum	£1,190,000 (circa)
Fixed / Tariff	Tariff
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	YES
Detail	<p>Statutory provision for the library service in Fulbourn is via 2 mobile library stops. There is not sufficient capacity within this provision to meet the needs of the additional residents being generated from this development.</p> <p>Therefore in order for the service to meet the demands of the additional residents a contribution of £4.08 per head of population will be required to provide the additional books, resources and equipment to meet the library and lifelong learning needs of this new population via the SCDC existing mobile service. 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>There is also a volunteer run Library Access Point which operates from the Swifts community building in the village. The County Council considers that there is not sufficient spare capacity/stock within this provision to meet the needs of the additional residents being generated from this development. In addition, the Library Access Point is not part of the County Councils statutory library service the County Council is unable to rely on this provision.</p> <p>As a dwelling mix has not been submitted for this development the County Council would include the following figures within the S106 which would allow for a contribution to be calculated at the reserved matters stage when a dwelling mix has been approve</p> <p>Affordable rent:</p> 1 bed – £6.94 2 bed – £6.94 3 bed – £14.69 4 bed – £22.03 Shared ownership and market:

	1 bed – £6.12 2 bed – £6.12 3 bed – £10.40 4 bed – £13.47
Quantum	£2,000 (circa)
Fixed / Tariff	Tariff
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO
Detail	Milton HRC has pooled 5 or more contributions towards this infrastructure since 6 April 2010.

Ref	CCC6
Type	CCC monitoring
Policy	None
Required	NO
Detail	The District Council does not support County Council monitoring requests on the basis that (i) it is contrary to a Court of Appeal decision on section 106 monitoring (ii) the District Council will undertake this function and share information with CCC and (iii) appeal decisions against SCDC have supported the position that the monitoring of financial contributions does not justify securing a monitoring fee. 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

Ref	CCC7
Type	Transport
Policy	TR/3
Required	YES
Detail	The County Council has requested contributions to provide RTP1 displays at the nearest 4 bus stops (2 inbound and 2 outbound) at £27,000 each (£104,000 in total) The County Council has requested a condition for these bus stops to be upgraded. If the upgrade results in bus shelters being provided an additional contribution of £7,000 per shelter is required for maintenance (£28,000).
Quantum	£136,000
Fixed / Tariff	Fixed
Trigger	TBA
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	See 'Indoor Community Space'. Although the development would warrant the provision of outdoor sports space in accordance with adopted policies the Council is proposing that space will be mitigated through the onsite community space which will contain rooms available to be used for indoor sports and recreation activities (such as dance and exercise classes).

Ref	SCDC2										
Type	Children's play space										
Policy	SF/10										
Required	YES										
Detail	The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Fulbourn experienced a deficit of 2.35 ha of Children's Play Space (i.e. 2.81 ha is needed whereas the village only has 0.46 ha). Here the applicant is proposing an onsite local equipped area for play (LEAP) which, in accordance with policy will need to comprise an area of no less size than that described above in order to satisfy development control policy SF/11. Although the development would warrant the provision of play space (or a contribution in lieu) for older children, here the Council is proposing that space will be mitigated through the onsite community space which will contain rooms available to be used for youth groups etc. See 'Indoor Community Space'. <table border="1" data-bbox="710 1243 1141 1411"> <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										
Quantum											
Fixed / Tariff	Tariff										
Trigger	TBA										
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations	NONE										

Ref	SCDC3
Type	Informal open space
Policy	SF/10
Required	YES
Detail	The applicant will be required to provide a minimum level of informal open space in accordance with the table below. In real terms the provision of the green wedge will more that satisfy this requirement.

	<table border="1"> <thead> <tr> <th colspan="2">Informal open space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>5.4 m2</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> </tr> </tbody> </table>	Informal open space		1 bed	5.4 m2	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
Informal open space											
1 bed	5.4 m2										
2 bed	7m2										
3 bed	9.7m2										
4+ bed	13.3m2										
Quantum											
Fixed / Tariff											
Trigger											
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations	None										

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	<p>In accordance with Development Control Policy DP/4 infrastructure and new developments, all residential developments generate a need for the provision of, or improvement to, indoor community facilities. Where this impact is not mitigated through onsite provision a financial contribution towards offsite improvement works will be required.</p> <p>The Council undertook an external audit and needs assessment undertaken in 2009, in respect of all primary community facilities in each village. The purpose of this audit was threefold (i) to make a recommendation as to the indoor space requirements across the District (ii) to make a recommendation on the type of indoor space based on each settlement category and (iii) make a recommendation as to the level of developer contributions that should be sought to meet both the quantity and quality space standard.</p> <p>Whilst not formally adopted as an SPD, this informal approach was considered and approved at the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.</p> <p>In accordance with the assessment Fulbourn has a need for 499 square metres of indoor meeting space whereas there is only 237 square metres currently provided. The village is served by Fulbourn Townley Memorial Hall which is described in the audit as "An impressively renovated hall, which has been significantly augmented with additional meeting room spaces and office space, as well as the creation of a new sport and social club. Main hall is of a good size, with a permanent stage, also refurbished, suitable for performances and sporting activities, with fair sized kitchen. Toilets have been refurbished, including new disability toilet".</p> <p>The development will need to provide a new community centre serving a wide range of users from the new dwellings.</p> <p>Under normal policy considerations an indoor community space contribution of around £100,000 would be payable. As explained above this sum is to be supplemented by an offsite sports contribution (which would ordinarily be in the region of £225,000) and the older children's play equipment contribution (which would ordinarily be in the region of</p>

	£125,000) on the basis that space for those uses (i.e. indoor sport and older children meeting space) will be provided within the building. This would result in a contribution of £450,000 which the applicant has demonstrated is sufficient to construct a building of around 220 square metres as a GIA.
Quantum	£450,000
Fixed / Tariff	Fixed
Trigger	TBA
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

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

Ref	SCDC6
Type	S106 Monitoring
Policy	Portfolio holder approved policy
Required	YES
Detail	To ensure the timely delivery of onsite infrastructure
Quantum	£3,000
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC7
Type	Onsite open space and play area maintenance
Policy	
Required	YES
Detail	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)'. It is the Local Planning Authority's preference that the public open

	<p>space be offered to Fulbourn Parish Council for adoption, recognising that the Parish Council has the right to refuse any such offer.</p> <p>If the Parish Council is not minded to adopt onsite public open space the owner will be required to provide a developer guarantee of sufficient value to be a worthwhile guarantee. Furthermore with the details of the guarantee and guarantor would need to be submitted to and approved in writing by the Council prior to commencement of development. Should this not be forthcoming the planning obligation will also be required to include arrangements whereby the long term management responsibility of the open space areas and play areas passes to plot purchasers in the event of default.</p> <p>The development will comprise 3 types of public open space:</p> <ul style="list-style-type: none"> • The green wedge (where the maintenance sum is still be discussed between parties) • Other open space areas which will be adopted by Fulbourn Parish Council (where the maintenance contribution is £11.06 per square metre) • Other open space areas which will not be adopted by Fulbourn Parish Council and where a management company will be required to maintain those areas
Quantum	
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

OTHER OBLIGATIONS

Ref	OTHER 1																		
Type	Health																		
Policy	DP/4																		
Required	YES																		
Detail	<p>The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 585 residents and subsequently increase demand upon existing constrained services.</p> <p>The primary healthcare service directly impacted by the proposed development and the current capacity position is shown in Table 1 below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Premises</th> <th>Weighted list size ¹</th> <th>NIA (m2) ²</th> <th>Capacity ³</th> <th>Spare capacity (NIA m2) ⁴</th> </tr> </thead> <tbody> <tr> <td>Fulbourn Health Centre</td> <td>11,091</td> <td>698.70</td> <td>10,189</td> <td>-61.83</td> </tr> <tr> <td>Cherry Hinton Medical Centre</td> <td>9,714</td> <td>330.50</td> <td>4,820</td> <td>-335.60</td> </tr> </tbody> </table>				Premises	Weighted list size ¹	NIA (m2) ²	Capacity ³	Spare capacity (NIA m2) ⁴	Fulbourn Health Centre	11,091	698.70	10,189	-61.83	Cherry Hinton Medical Centre	9,714	330.50	4,820	-335.60
Premises	Weighted list size ¹	NIA (m2) ²	Capacity ³	Spare capacity (NIA m2) ⁴															
Fulbourn Health Centre	11,091	698.70	10,189	-61.83															
Cherry Hinton Medical Centre	9,714	330.50	4,820	-335.60															

	Cherry Hinton Surgery	4,950	333.63	4,865	-5.80															
	Total	25,755	1,362.83	19,874	-103.23															
	<p>Notes:</p> <ol style="list-style-type: none"> 1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list. 2. Current Net Internal Area occupied by the Practice 3. Patient Capacity based on the Existing NIA of the Practice 4. Based on existing weighted list size <p>The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.</p> <p>Table 2 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.</p> <table border="1"> <thead> <tr> <th>Premises</th> <th>Additional pop growth⁵</th> <th>Additional floorspace required⁶</th> <th>Spare capacity (NIA)⁷</th> <th>Capital required to create additional floorspace⁸</th> </tr> </thead> <tbody> <tr> <td>Cherry Hinton Medical Centre</td> <td>487</td> <td>33.39</td> <td>-335.60</td> <td>£76,797</td> </tr> <tr> <td>Total</td> <td>487</td> <td>33.39</td> <td>-335.60</td> <td>£76,797</td> </tr> </tbody> </table> <ol style="list-style-type: none"> 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. 6. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services" 7. Existing capacity within premises as shown in Table 1 8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,000/m²), rounded to nearest £. <p>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 £76,797.</p>					Premises	Additional pop growth ⁵	Additional floorspace required ⁶	Spare capacity (NIA) ⁷	Capital required to create additional floorspace ⁸	Cherry Hinton Medical Centre	487	33.39	-335.60	£76,797	Total	487	33.39	-335.60	£76,797
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Cherry Hinton Medical Centre	487	33.39	-335.60	£76,797																
Total	487	33.39	-335.60	£76,797																
Quantum	£76,797																			
Fixed / Tariff	Fixed																			
Trigger	100% prior to occupation of 50% of the dwellings																			
Officer agreed	YES																			
Applicant agreed	YES																			
Number Pooled obligations	NONE																			

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APPENDIX 2

Planning Conditions

1. Approval of the details of the scale of the buildings, the access for the site (other than the main vehicular access to and from the site, which is not reserved) and the layout, appearance and landscaping of the development (hereinafter called “the Reserved Matters”) shall be obtained from the Local Planning Authority in writing before a Phase or Sub Phase (as defined within the details to be submitted and approved pursuant to condition 4) is commenced and shall be carried out as approved, unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990.)
2. Application for the approval of the reserved matters for Phase 1 (as defined on approved plan MPA-00-ZZ-DR-AR-09054 Rev P8) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990.)
3. Application for the approval of the reserved matters for Phase 2 (as defined on approved plan MPA-00-ZZ-DR-AR-09054 Rev P8) shall be made to the Local Planning Authority before the expiration of eight years from the date of this permission.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990.)
4. The development of Phase 1 (as defined on approved plan MPA-00-ZZ-DR-AR-09054 Rev P8), hereby permitted shall be begun not later than the expiration of two years from the date of the last reserved matters application to be approved for that phase.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990.)
5. The development of Phase 2 (as defined on approved plan MPA-00-ZZ-DR-AR-09054 Rev P8), hereby permitted shall be begun not later than the expiration of two years from the date of the last reserved matters application to be approved for that phase.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990.)
6. The development hereby permitted shall be carried out in accordance with the following plans and documents:
MPA-00-ZZ-DR-AR-09049 Rev P7
MPA-00-ZZ-DR-AR-09052 Rev P7
MPA-00-ZZ-DR-AR-09053 Rev P8
MPA-00-ZZ-DR-AR-09054 Rev P8
SLR 51 Rev 3
SLR IDH 001
SLR IDH 002
SLR IDH 003
SLR IDH 004
SLR IDH 005
SLR IDH 006
Ida Darwin and Fulbourn Hospitals Development Brief (December 2013)
Ida Darwin Hospital Design and Access Statement
Cannon Flood Risk Assessment CCE/H881/FRA-03
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

7. 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, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
8. Each Reserved Matters application relating to dwellings shall include a schedule of the mix of market dwellings proposed within the phase to which the application relates, demonstrating how the proposed mix provides a range of accommodation, including one and two bedroom dwellings, which has regard to economic viability, the local site context and the need to secure a balanced community. Thereafter, the development shall be constructed in accordance with the approved market mix for that parcel.
(Reason - To ensure a mix of dwellings which provides a range of types, sizes and affordability sufficient to meet local needs in accordance with policy HG/2 of the adopted Local Development Framework 2007.)
9. Prior to the commencement of development, detailed designs for the footway improvements, junction improvements and shared use footway/cycleway shown on approved drawings IDH/001, IDH/002, IDH/003, IDH/004, IDH/005 and IDH/006 shall be submitted to and approved in writing by the Local Planning Authority. Those approved works shall thereafter be completed on site prior to the first occupation of any dwelling (or in accordance with an alternative timescale which shall be approved in writing by the Local Planning Authority prior to that first occupation).
(Reason – In the interests of highway safety, to mitigate the impact of the development on the local highway network and to encourage sustainable travel in accordance with policies DP1 and TR/3 of the adopted Local Development Framework 2007.)
10. Prior to the first occupation of any dwelling, a scheme and timetable for the upgrading of existing bus stops to include shelters, raised kerbs and other measures to improve their DDA compliance shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved scheme and timetable.
(Reason – To mitigate the impact of the development on the local highway network and to encourage sustainable travel in accordance with policies DP1 and TR/3 of the adopted Local Development Framework 2007.)
11. Prior to the first occupation of any dwelling, a Travel Plan for the site shall be 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.)
12. Prior to the commencement of demolition or construction works on site, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning 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 the street.

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

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

The demolition and construction works shall thereafter be carried out in full accordance with the approved CTMP.

(Reason – In the interests of highway safety in accordance with policy DP1 of the adopted Local Development Framework 2007.)

13. Prior to or concurrent with each application for the Reserved Matter of Layout relating to dwellings, schemes for secure, covered cycle storage provision and bin storage provision for each dwelling within the phase to which the application relates shall be submitted to and approved in writing by the Local Planning Authority. The approved schemes shall thereafter be fully implemented prior to the first occupation of the dwellings to which they relate.

(Reason - To ensure adequate provision of cycle parking and bin storage in accordance with policies DP/1, DP/2, DP/3 and TR/1 of the adopted Local Development Framework 2007.)

14. Prior to the commencement of construction of the main vehicle access, hereby approved, further details of the layout, surfacing and drainage of that access and of the blocking up of the existing vehicle accesses into the site, including a timescale for that work, shall be submitted to and approved in writing by the Local Planning Authority. The construction of the main access shall thereafter be carried out in accordance with the approved details and the blocking up of existing vehicle accesses shall be carried out in accordance with the approved details and timescale.

(Reason – In the interests of highway safety in accordance with policy DP1 of the adopted Local Development Framework 2007.)

15. Prior to the commencement of demolition, groundworks or construction, a written scheme of investigation (WSI) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, for land that is included within the approved WSI, no demolition, groundworks or development shall be carried out other than in accordance with the agreed WSI, which shall include:

- i. The statement of significance and research objectives;
- ii. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- iii. The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

(Reason – To ensure the development has an acceptable impact on the archaeological interests of the site and immediate surrounds in accordance with policy CH/2 of the adopted Local Development Framework 2007.)

16. Prior to submission of the first reserved matters application, a strategic surface water drainage strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be informed by 12 months of groundwater level monitoring to establish the feasibility of infiltration drainage. The scheme shall be based on the parameters set out in the Flood Risk Assessment (FRA) as submitted (ref: CCE/H881/FRA-03) or any subsequent, revised version that has first been approved in writing by the Local Planning Authority. The scheme shall include phasing arrangements, details of primary infrastructure for each phase and plans for drainage asset operation, maintenance and contingency. The scheme shall set out the information, design parameters and design details required to be submitted at the Reserved Matters stage for each phase of the development.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent an increased risk of flooding on or off site in accordance with policies NE/10 and NE/11 of the adopted Local Development Framework 2007. This condition is pre-commencement because commencing development prior to agreeing this scheme could jeopardise the delivery of a strategic site-wide solution.)

17. Each application relating to the Reserved Matter of Layout shall include a detailed surface water strategy, including a timescale for its implementation, pursuant to the phase for which approval is sought. The strategy shall demonstrate how the management of water within that phase accords with the approved details of the strategic site wide surface water strategy. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body. The strategy shall include details of all flow control system and the design, location and capacity of all strategic SuDS features and shall include ownership, long-term adoption, management and maintenance schemes and monitoring arrangements and responsibilities. The strategy shall also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes. Thereafter, the approved strategy shall be fully implemented in accordance with the approved timescale for implementation.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent an increased risk of flooding on or off site in accordance with policies NE/10 and NE/11 of the adopted Local Development Framework 2007.)

18. Prior to the first occupation of any building within each phase, the long term maintenance arrangements for the surface water drainage system (including all SuDS features) relating to that phase shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the arrangements must clarify the access that is required to each surface water management component for maintenance purposes. Thereafter the approved long term maintenance arrangements shall be carried out in full.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent an increased risk of flooding on or off site in accordance with policies NE/10 and NE/11 of the adopted Local Development Framework 2007.)

19. Prior to the commencement of development of any phase, a scheme for the provision and implementation of foul water drainage for the buildings in that phase, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be fully implemented in accordance with the approved timescale.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with policies NE/8 and NE/10 of the adopted Local Development Framework 2007.)

20. Prior to the commencement of development a remediation strategy to address risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That strategy shall include the following components:

- i. A Preliminary Risk Assessment which identifies all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.
- ii. A site investigation scheme, based on the Preliminary Risk Assessment (i), to provide information for a detailed risk assessment of all receptors, including those off site, that may be affected.
- iii. The results of the site investigation and the detailed risk assessment referred to in

- (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The approved scheme shall thereafter be implemented and no changes shall be made to the scheme without the prior written approval of the Local Planning Authority. If during remediation works, any contamination is identified that has not been considered in the remediation strategy, then no development shall commence until remediation proposals for that contamination have been submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure that the development is not unacceptably at risk from unacceptable levels of ground contamination or water pollution and that it does not cause risk to human health or the water environment in line with paragraph 109 of the National Planning Policy Framework and policies DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

21. Prior to the first occupation of any building on site, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

(Reason - To ensure that the development is not unacceptably at risk from unacceptable levels of ground contamination or water pollution and that it does not cause risk to human health or the water environment in line with paragraph 109 of the National Planning Policy Framework and policies DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

22. The development shall not utilise any infiltration of surface water drainage into the ground unless details of that infiltration drainage are first approved in writing by the Local Planning Authority. Any such infiltration drainage approved shall thereafter be carried out in accordance with the approved details.

(Reason - To ensure that the development does not cause unacceptable water pollution by mobilising existing ground contamination in line with paragraph 109 of the National Planning Policy Framework and policies DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

23. The development shall not utilise any piled foundations, boreholes, tunnel shafts, ground source heating and cooling systems or other penetrative groundworks unless details of those works are first approved in writing by the Local Planning Authority. Any such groundworks approved shall thereafter be carried out in accordance with the approved details.

(Reason - To ensure that the development does not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework and policies DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

24. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be fully implemented in accordance with the approved timescale.

(Reason - To ensure that the development does not result in pollution of the water environment in line with paragraph 109 of the National Planning Policy Framework and policies DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

25. Prior to the commencement of demolition within or development of any phase, a Construction Environmental Management Plan (CEMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:
- i. Details of construction hours and site working practices;
 - ii. Mitigation of construction noise and vibration. 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);
 - iii. Dust management (including the consideration of wheel washing and dust suppression provisions);
 - iv. Construction programme including construction activities and a timescale for their execution.

Development shall thereafter be carried out in full accordance with the approved CEMP. (Reason – To protect the amenities of nearby residential properties in accordance with policies DP/6, NE/15 and NE/16 of the adopted Local Development Framework 2007.)

26. Prior to the commencement of development of any phase, 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, for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- i. Layout plans and elevations with luminaire locations annotated;
 - ii. Full isolux contour maps and diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties;
 - iii. Hours and frequency of use
 - iv. A schedule of equipment in the lighting design (luminaire type and profiles, mounting height, aiming angles an orientation, angle of glare, operational controls);
 - v. An assessment of artificial light impact in accordance with the Institute of Lighting Professionals “Guidance Notes for the Reduction of Obtrusive Light GN01:2011”.
 - vi. A timescale for the implementation of the lighting scheme.

The approved lighting scheme shall thereafter be fully installed, maintained and operated in accordance with the approved details and timescale, unless otherwise approved in writing by the Local Planning Authority.

(Reason – To ensure an acceptable impact on the Green Belt, visual amenity, ecological interests on site and to protect local residents from light pollution and nuisance and to protect and safeguard the amenities of nearby residential properties in accordance with policies DP/2, DP/3, GB/2, NE/6 and NE/14 of the adopted Local Development Framework 2007.)

27. Prior to or concurrent with each application for the Reserved Matter of Layout, a Waste Management & Minimisation Strategy (WMMS) for the phase to which the application relates shall be submitted to and approved in writing by the Local Planning Authority. The WMMS shall include:
- i. A completed RECAP Waste Management Design Guide Toolkit and supporting reference material

- ii. A detailed Waste Audit and Strategy, to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development.
- iii. A Site Waste Management Plan

The development shall thereafter be carried out in full accordance with the approved WMMS and the approved facilities shall be provided prior to the first occupation of any dwellings within the phase.

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

28. Prior to the commencement of development of any phase which includes dwellings, a scheme for protecting the dwellings within that phase from noise from the railway to the north of the site shall be submitted to and approved in writing by the local Planning Authority. Thereafter all works specified within the approved scheme shall be completed in respect of each dwelling prior to the first occupation of that dwelling.
(Reason – To ensure that the occupiers of the proposed dwellings are provided with an acceptable level of noise insulation and amenity in accordance with DP/3 and NE/15 of the adopted Local Development Framework 2007.)
29. Prior to the first occupation of any dwelling, a scheme for Ecological Enhancement of the whole site, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be fully implemented in accordance with the approved timescale.
(Reason - To enhance the ecological interests of the site in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
30. Prior to the first occupation of any dwelling, a Landscape and Ecological Management Plan for the whole site, including a timescale for its implementation and maintenance, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Management Plan shall be fully implemented and maintained in accordance with the approved timescale.
(Reason - To protect ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
31. Prior to the commencement of any development, site clearance or ground preparation, a Reptile Management Plan, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be fully implemented in accordance with the approved timescale.
(Reason - To protect and enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
32. Prior to the submission of the first Reserved Matters application, a Design Statement and accompanying plans shall be submitted to and approved in writing by the Local Planning Authority. The statement and plans shall be prepared in accordance with the parameter plans approved by this outline permission and shall have regard to the Design and Access Statement and shall include the following:
- i) The overall vision of the development;
 - ii) The character, heights and building typologies, as well as design principles including primary frontages, pedestrian access points, fronts and backs and threshold definition.
 - iii) The street hierarchy, including the principles and extent of the highway that would be potentially be offered for adoption, along with traffic calming measures;
 - iv) Typical street cross-sections which will include details of tree planting, tree species, underground utility/service trenches, and on street parking;

- v) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features;
- vi) Details of the approach to vehicular parking across the site;
- vii) The approach to the character and treatment of the retained landscape features, the green wedge and new structural planting in the key public open spaces and along streets; and,
- viii) Children's play space strategy including the LEAP and LAPs.

All subsequent Reserved Matter applications shall accord with the details of the approved Design Statement and plans and be accompanied by a statement which demonstrates that compliance.

(Reason - To ensure high quality design and coordinated development in accordance with policy DP/2, DP/3 and GB/4 of the South Cambridgeshire Development Control Policies, Local Development Framework, 2007 and to facilitate continuity through cumulative phases of development in accordance with Policy DP/5 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.)

33. Prior to the commencement of development of any phase, details of the finished floor levels of all buildings in that phase shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall thereafter be constructed in accordance with those approved floor levels.
(Reason – To ensure the development has an acceptable impact on visual amenity and

34. Prior to any commencement of development, site preparation, delivery of materials to site or removal of any trees on site, an updated arboricultural impact assessment and tree protection strategy according with British Standard BS5837, including a timescale for implementation and retention of tree protection measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved tree protection measures shall thereafter be fully implemented and retained in accordance with the approved timescale.
(Reason – To ensure the proper assessment of existing trees and the appropriate protection during development of those trees identified for retention in accordance with policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

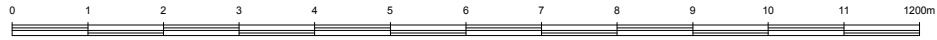
35. Prior to the commencement of development, a scheme for the provision of on-site renewable energy to meet 10% or more of the projected standard operational baseline energy requirements of the development, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme and timescale.
(Reason - To ensure an energy efficient and sustainable development in accordance with policies DP/1, NE/1 and NE/3 of the adopted Local Development Framework 2007.)

36. Prior to the commencement of any development, a water conservation strategy for the development, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme and timescale.
(Reason – To comply with policy NE/12 of the adopted Local Development Framework 2007.)

37. Prior to or concurrent with each application for the Reserved Matter of Layout, a scheme for the provision of fire hydrants for the phase to which the application relates shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme which shall be fully operational prior to the first occupation of any dwellings to which it relates.

(Reason - To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors. The provision of an emergency fire strategy is required prior to the commencement of development, apart from prior to the works outlined above, to ensure that all fire protection options remain feasible at the time of submission of the fire strategy.)

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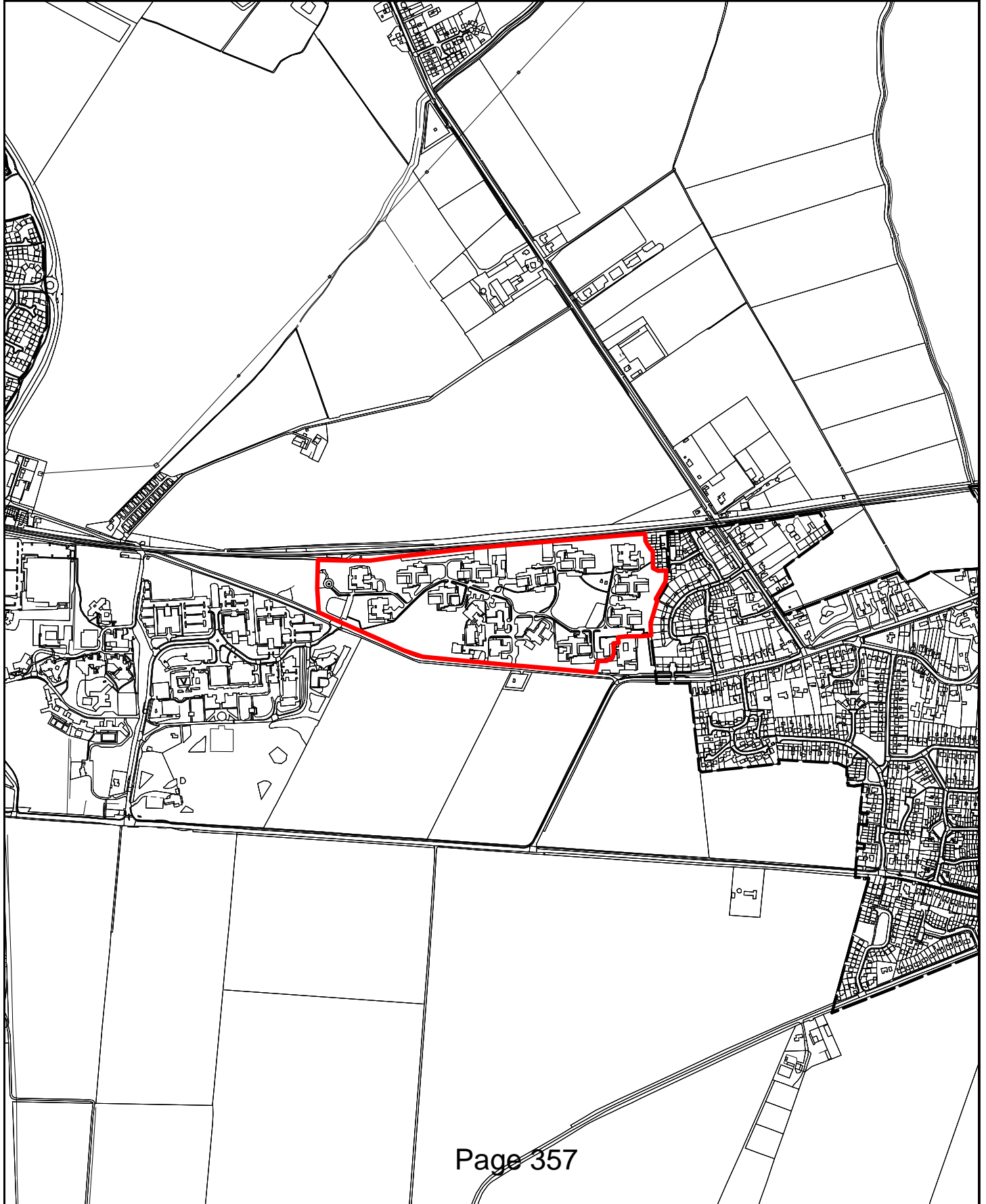
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Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

09 August 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number:	S/1124/17/OL
Parish(es):	Meldreth
Proposal:	Erection of 18 dwellings (including affordable) with all matters reserved except for access
Site address:	Land to the rear of No.79 High Street, Meldreth SG8 6LA
Applicant(s):	Mr Michael Collins
Recommendation:	Delegated approval (to complete section 106 agreement)
Key material considerations:	Five year supply of housing land Principle of development Density of development Affordable housing (including viability considerations) Impact on the Conservation Area, street-scene and edge of village 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
Committee Site Visit:	08 August 2017
Departure Application:	Yes (advertised 19 April 2017)
Presenting Officer:	Rebecca Ward, Principal Planning Officer
Application brought to Committee because:	Approval of the planning application would represent a departure from the Local Development Framework and would be contrary to the recommendations of Meldreth Parish Council.
Date by which decision due:	11 August 2017 (Extension of time agreed)

Executive Summary

1. Given the fact that the Council cannot currently identify a five year supply of housing land, 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.

2. It is acknowledged that this proposal would exceed the indicative maximum number of dwellings suggested as an appropriate scale of development in Group Villages. It would be outside the village framework of Meldreth within both the adopted and emerging development. As such, there is a conflict with policies ST/6, DP/1(a) and DP/7.
3. In terms of social and economic benefits, the proposed development would provide a number of dwellings, 40% of which would be affordable. This should be given significant weight and importance in the determination of the planning application in accordance with the advice in the National Planning Policy Framework, given the need and demand for market and affordable homes in the district.
4. The site is in a good location in relation to the services and facilities within the village and has good transport connections to other service centres. There is also capacity at the local primary and secondary school for students resulting from the development. S106 contributions towards indoor and outdoor community facilities will be of wider benefit to the village.
5. The density of the development is considered to be acceptable, allowing for the level of public open space within the development to exceed the policy required level. Amendments can also be made to ensure separation distances are met within any reserved matters application.
6. There will be some benefit to the local economy including the use services in the village as a result. The construction stages will also attract short term employment opportunities, albeit this would be more limited given the size of the scheme.
7. There would be limited environmental harm to the character of the landscape, loss of agricultural land, the Conservation Area and the setting of the listed buildings. The enhancement and protection of the landscape boundaries can be improved to help mitigate the identified impact.
8. Overall, it is considered that the social benefits arising from the contribution the proposal would make to the deficit in the Council's five year housing land supply and the significant need for affordable housing; and the other limited economic benefits would clearly 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.

Relevant Planning History

9. SHLAA Registered Site 292 - Land to the rear of 79 High Street, Meldreth

National Guidance

10. 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.

11. **South Cambridgeshire LDF Core Strategy DPD, 2007**
 - ST/2 Housing Provision
 - ST/6 Group Villages

12. **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 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
 - TR/3 Mitigating Travel Impact

13. **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

14. **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

15. **Meldreth Parish Council** - Meldreth Parish Council recommend refusal (on the application as amended).

The site is large but the development will have an affect on the already agreed development-taking place at Maycroft Residential Home which will be a large development of 3 stories with bay windows from the bed/living rooms of residents of the care home.

Maycroft is an already approved application and this development will cause an overlooking problem. The houses will be too close to the boundary of Maycroft and the new care home accommodation is only some 4 metres from the boundary and therefore may cause concerns of overlooking by residents of both developments and loss of visual amenity for residents of the care home. The proposed hedge is unlikely to be able to screen the upper stories of Maycroft.

Affordable housing has been suggested and at the moment there is supposedly 53 listed on the housing list so there is a need for affordable housing in Meldreth. The proposal is also outside the village envelope where exception sites are the only type of development normally allowed. The access road cuts through both the conservation area and a PVAA.

We are concerned that proposed play area is badly sited close to the turning head that will be used by refuse lorries and other traffic. If SCDC are minded to approve this application, the Parish Council would like to see a full landscaping plan and would also need to know who will be responsible for the wooded areas.

Parish Council recommendation: Refusal: The Parish Council also requested that this should go to Planning Committee.

16. **District Council Environmental Health Officer (EHO)** - Consideration should be give to the two riding stable establishments adjacent to the site and the impacts it might cause in terms of smells and external lighting. In addition the following

conditions should be included :

- Construction Management Plan
- Limiting the hours of operation
- Burning of waste
- Details of pile foundations if used
- Details of any external lighting

17. **District Council Urban Design Officer and Conservation Officer** - Application is likely to be supported if further information is provided in respect of the design of the entrance, and the suggested conditions relating to landscaping and height are applied.

The applicant has worked proactively with the council at pre-application stage, and has followed advice given at that time, including reducing the number of dwellings to 18, which is welcomed and will make for a better overall scheme.

Impact on the conservation area - The conservation area is largely made up of a linear development of single dwellings, addressing the main road in large gardens. Though this historic pattern of development has been lost to the south of the village outside the conservation area boundary, within the conservation area this single plot depth is almost entirely still intact, with opportunities for views out to the rural landscape provided between buildings.

Developing to the rear of the properties within the conservation area will change the character of the built form, and therefore will cause a degree of harm to the setting of the conservation area, but this is deemed to be limited (less than substantial).

The High Street in this location has a very rural feel, with a prevalence of soft boundaries (timber fences, hedgerows), and lots of trees within plots etc. The creation of a formal engineered vehicular entrance within the conservation area is likely to cause harm to the rural character of the conservation area. Careful consideration needs to be given to the detailed design of this entrance to minimise the harm caused. I would have expected an application for outline / access to include details of this entrance. Additional information is sought in respect of the design and materials of the access

Impact on the setting of Maycroft (Grade II Listed Building) - The development will extend along the full rear boundary of May Croft. The loss of openness and connection to the landscape would cause some harm to the setting of the listed building. However, Maycroft has been extended significantly since its original construction in the early 20th century, the original (and most significant) part of the building is approximately 60m from its rear boundary, though later additions do extend it closer to the boundary.

Following advice given at the pre-application stage, the proposed houses have all be orientated with their backs (and back gardens) towards Maycroft, which has further increased separation between the two. The substantial planting belt is also welcomed along the boundary. There will be a degree of harm to the setting of the listed building, but this is deemed to be limited (less than substantial).

Proposed Layout - The layout has been amended and improved since the pre-application stage, which stands the application in good stead going forwards to a reserved matters application. The principle of 18 houses in this site is acceptable, my only comment is that a shared surface is unlikely to be acceptable for this number of houses, and a pavement may therefore be required within the development. Given the

edge of village location, I suggest a condition is attached to any permission restricting height to 2 storey.

18. **District Council Landscape Design Officer** - No objection with a development upon this site. Following the PRE/0419/16 application consultation I welcome the additional mitigation works proposed by the applicant to conserve and enhance the local landscape characteristics.
19. **Cambridgeshire County Council Local Highway Authority** - The Highway Authority can confirm that they will not be adopting any part of this development in its present format as the proposed carriageway width is only 4.8m.

The minimum carriageway that Cambridgeshire County Council would seek to adopt would be 5m in width preferably 5.5m. Please condition that the developer deposit a letter and drawing showing the site with the Local Planning Authority confirming that this site will not be presented for adoption now or at any time in the future.

The Local Highway Authority would also recommend that no more than 12 dwellings be serving off of a shared surface. The following conditions have been recommended:

- No private water shall drain from the site onto the adopted public highway
- Access is to be constructed of a bound material
- Traffic Management Plan
- No obstruction to the highway

20. **Cambridgeshire County Council Historic Environment Team (Archaeology)** - Our records indicate that the site lies in an area of high archaeological potential, situated approximately 285m to the north of the Avenell Way (Historic Environment Record reference MCB19147), a trackway of possible Roman origin, and runs for 12km between Odsey and Meldreth. Archaeological investigations of this section of the trackway in 2008 revealed that the trackway was used by wheeled vehicles and the track is believed to have been infilled between the 10th and 13th centuries as it came out of use. There is extensive evidence for Saxo-Norman and Medieval activity in the vicinity, including moated sites to the north east, south east and east (01275, 01246, 01251). There is also evidence for prehistoric activity in the vicinity, including cropmarks to the south west (08563) and a Bronze Age hoard found in the vicinity of the station (03117).

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

21. **Cambridgeshire County Council Flood & Water Team** – We have reviewed the submitted documents and can confirm as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development. As part of the details design stage the application should explore:

- The highways department would not adoption of the swale and that the applicant directs the majority of the surface water flow into the proposed swale/pond and just use one outfall to the ditch.
- Applicant to reduce the discharge rate into the ditch to 2L/s.

To ensure the above is met, a condition should be imposed requiring the following:

- Surface water drainage scheme
- Long term maintenance

22. **Environment Agency** - The application site is identified as being within flood zone 1, low risk. The application acknowledges that the western extent of the land ownership is with flood zone 3, high risk, and states that it should be left as a buffer strip. We would agree with this statement that will ensure that the existing flood plain regime is not altered. Recommended conditions and informatives :
- Surface water drainage
 - Foul water drainage
 - Pollution prevention
 - Contaminated water
23. **Scientific Contaminated Land Officer** – We have received the Phase I Desktop Study and Risk Assessment by Your Environment dated January 2017, and have considered the implications of the proposals. We are in agreement with the recommendations of the report than no site investigations are required. Therefore I am satisfied that a condition relating to contaminated land investigation is not required.
24. **Anglian Water** - Condition requested for details of foul water drainage scheme
25. **Affordable Housing Officer** - The developer is proposing 11 market properties and 7 Affordable dwellings, which is the 40% Affordable housing requirement. The district wide tenure split is 70% Rented and 30% Intermediate/Shared Ownership (Affordable Housing SPD 2010) 7 intermediate/Shared Ownership are proposed by the applicant for this application, this is not in accordance with policy. The applicant should be providing 5 affordable dwellings as Affordable rented and 2 as intermediate/Shared Ownership.

There are currently approximately 1,800 applicants on the housing register in South Cambs who are in need of good quality affordable housing. The highest and most urgent need is for 1 and 2 bedroom accommodation. And there are 48 applicants who are registered for housing in Meldreth and have a local connection to the village.

There are about 500 applicants in South Cambridgeshire who are registered on the 'Help to Buy' register in South Cambs who require shared ownership housing. The biggest demand for shared ownership accommodation are, 3 Bedroom properties. The mix proposed by the developer is 4 x 2 Bed Houses and 3 x 3 Bed Houses.

Our preferred mix and tenure split is:
 Affordable Rented - 5 x 2 (3 Person) Houses
 Intermediate/Shared Ownership - 2 x 3 (5 Person) House

As a starting point for discussions on the requirement for a local connection criteria on 5 year land supply sites:

- The first 8 affordable homes on each 5 year land supply site will be occupied by those with a local connection, the occupation of any additional affordable homes thereafter will be split 50/50 between Local connection and on a district wide basis.
- If there are no households in the local community in housing need at the stage of letting or selling a property and a local connection applies, it will be made available to other households in need on a cascade basis looking next at the adjoining parishes and then to the need in the wider district in accordance with the normal lettings policy for affordable housing. The number of homes

identified for local people within a scheme will always remain for those with a local connection when properties become available to let.

Because of the Welfare Reform Act 2012, otherwise known as 'Bedroom Tax' it is essential that these properties are built in accordance with 'Nationally Described Space Standards' and DCLG Technical housing standards, so that Registered Providers will be able to allocate them to eligible households.

A registered provider operating in the South Cambs area should be appointed to take the affordable housing on. In order to provide a sustainable development the Affordable housing should be integrated within the development by 'Pepper Potting' with the Market housing as set out in Chapter 3 – 'Layout and Distribution (Affordable Housing SPD 2010). We would appreciate being informed when the developer appoints a registered provider, so that we can discuss the delivery of the Affordable housing with them.

25. **Cambridgeshire County Council Growth Team** – Please note: The comments issued by the CCC have taken into account the Marley Eternit site being approved in their predictions and contributions have been requested on this basis only. No other scenarios or justification have been put forward should the current undetermined application for the Marley Eternit site not be approved.

Early Years - The proposed development will have a significant impact on the early year's places in Meldreth. There is currently no project at the school and it is located on a constrained site. The County Councils proposed solution to mitigating the early years aged children arising from the development and others in the area is to expand a neighbouring school, Foxton Primary to provide 26 additional early years places. The total cost of the project is £480,000 - £110,772

Primary Years - The proposed development will have a significant impact on the primary education places in Meldreth. There is currently no project at the school and it is located on a constrained site. Therefore the County Council's proposed solution to mitigating the early years aged children arising from this development and others in the area is to expand a neighbouring school, Foxton Primary to provide 90 additional primary education places. The total cost of the project is 1,530,000 (4Q15). - £119,000

Secondary School - No capacity to take on the development but no known projects to date.

Libraries and Lifelong learning - Spaces available

Strategic Waste - This development falls within the Thriplow HRC catchment area for which there is insufficient capacity. This would generate a contribution of £151.02 (£8.39 x 18). However, the HRC already has 5 S106 contributions pooled; therefore, the County Council is prevented from seeking a further S106 Strategic Waste contribution.

26. **District Council Ecology Officer** - The submitted bat survey is sufficient to address previous comments and to demonstrate compliance with UK and EU law. Please attach the following conditions to any consent granted to secure compliance with protected species legislation:
- Ecological Mitigation
 - Nesting Birds
- Securing boundary vegetation outside of garden boundaries is welcomed. This should

involve retaining and augmenting existing native vegetation rather than clearing the site and then replanting. The information provided is not sufficient to demonstrate that the proposals will result in no net loss of biodiversity to meet the NPPF and LDF Policy NE/6. Any native trees removed should be replaced in at least a ratio of 1:1 and wooded habitats should be replicated. Securing ecological enhancement in the area of land to the west should still be investigated.

Enhancement measures for wildlife will also need to be included as detailed in my previous comments. Please attach the following condition to any consent granted to secure an appropriate scheme of ecological enhancement:

- Biodiversity Enhancement

The ecological enhancement measures must be a consideration in the detailed design for the Reserved Matters application to ensure that these can be incorporated into the scheme. Please also attach a condition to secure a sensitive external lighting design, with protection of wildlife habitats as one of the reasons for the condition.

27. **District Council Tree Officer** – No objections to this application in principle and it reflects the outcome of the pre-application discussion in respect of trees. The application is supported by an arboricultural report of Aspect (March 2017) which is comprehensive and realistic. This will require some updating for a forthcoming full or reserved matters application to reflect the final layout and special attention will need to be given to the access drive insofar as detail for tree root protection is concerned. If you are minded to approve this application the following conditions should be included:

- Updated arboricultural impact assessment
- Tree protection strategy

Representations

28. Six letters of objection were received on the planning application. In summary the following concerns were raised:
- Site is outside of the village envelope
 - Entrance would create a dangerous and narrow thoroughfare
 - Increase in traffic movements
 - Impact on the access to No.75 and No.81 High Street
 - Insufficient parking
 - Precedent for further building applications
 - Large trees will remove flora and fauna of the area
 - Change in character of the area and historic setting
 - Increase in noise levels and disturbance to surrounding residents including the care home

Site and Surroundings

29. The application site is located outside but directly adjacent to the Meldreth Village Development Framework and the Conservation Area which sits on the eastern boundary of the site. The site is currently undeveloped grassed land with a number of trees, some of which have a Tree Preservation Order (TPO). The access point into is from the High Street and is currently utilised by the residents of No.79. The access point is situated within the Protected Village Amenity Area (PVAA).
30. The northern boundary of the site is protected by a group Tree Preservation Order. This order covers Elms, Ash and Elm saplings. There is also a separate TPO on an Elm tree closer to the High Street (Ref C/11/17/071/02). Beyond this is a collection of

buildings associated with Meldreth Manor School.

31. The eastern boundary is made up of an established hedgerow beyond which is the Maycroft residential care home. This building is also recognised as a Grade II Listed Building. Maycroft is the closest listed building to the site, however, other heritage assets can be found along the High Street.
32. The southern boundary also contains a number of very tall trees and overgrown shrubs. None of these trees are protected. The western boundary is made up of an established hedgerow beyond which is a paddock with stables and associated buildings. The area in blue on the block plan is in a Flood Zone 3 according to the Environment Agency's indicative mapping data. The rest of the site is in a Flood Zone 1.

Proposal

33. The applicant seeks outline planning permission for the erection of 18 dwellings (including 40 % affordable housing) with all matters reserved apart from access.

Planning Assessment

34. The site was considered as part of the Council's call for sites in 2012. The site was reviewed on the basis of providing 22 residential units from a different access point to the one proposed.
35. It was concluded that the site is not capable of providing residential development taking account of site factors and constraints including loss of orchard and trees, loss of C19 wall for access and splays, loss of woodland backdrop to the High Street, not in character with the single depth pattern and would harm the landscape character of the village. However, it did recognise that the issues could be mitigated in part.
36. This application has been made on the bases the Council cannot demonstrate a five-year housing supply, as such the assessment is different to a SHLAA site and goes into more depth about the merits of the scheme.
37. 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 the proposal is considered to meet the definition of sustainable development. An assessment is required in relation to the impact of the proposals on the character of the surrounding landscape, street-scene, impact to conservation area and listed buildings, 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

38. 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.
39. 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.

40. 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 which, on the basis of the legal interpretation of "policies for the supply of housing" which applied at the time of the Waterbeach decision were: 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".
41. 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 and held that the term was 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 in the adopted Development Plan which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF.
42. The decision of the Court of Appeal tended to confirm the approach taken by the inspector who determined the Waterbeach appeal. As such, as a result of the decision of the Court of Appeal, policies including policy ST/6 of the Core Strategy and policies DP/1 (a) and DP/7 of the Development Control Policies DPD fell to be considered as "relevant policies for the supply of housing" for the purposes of the NPPF para 49 and therefore out of date.
43. However, the decision of the Court of Appeal has since been overturned by the Supreme Court in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as "relevant policies for the supply of housing" for the purposes of the NPPF. The term "relevant policies for the supply of housing" has been held by the Supreme Court to be limited to "housing supply policies" rather than more being interpreted more broadly so as to include any policies which "affect" the supply of housing, as was held in substance by the Court of Appeal.
44. The effect of the Supreme Court's judgement is that policies ST/6, DP/1(a) and DP/7 are no longer to be considered as "relevant policies for the supply of housing". They are therefore not "out of date" by reason of paragraph 49 of the NPPF. None of these adopted policies are "housing supply policies" nor are they policies by which "acceptable housing sites are to be identified". Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in the NPPF at para 7. It is considered that policy ST/6, DP/1(a) and DP/7 and their objectives, both individually and collectively, of securing

locational sustainability, accord with and furthers the social and environmental dimensions of sustainable development, and therefore accord with the Framework.

45. However, given the Council cannot demonstrate a five year supply of housing land, its policies remain out of date “albeit housing supply policies” do not now include policies ST/6, DP/1(a) and DP/7. As such, and in accordance with the decision of the Supreme Court, para 14 of the NPPF is engaged and planning permission for housing should be granted, inter alia “unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole ...”
46. This means that even if policies are considered to be up to date, the absence of a demonstrable five year housing land supply cannot simply be put to one side. Any conflict with adopted policies ST/6, DP/1(a) and, DP/7 is still capable of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit in terms of housing delivery of the proposed development in terms of a residential-led development cannot simply be put to one side. The NPPF places very considerable weight on the need to boost the supply of housing, particularly affordable housing, particularly in the absence of a five year housing land supply. As such, although any conflict with adopted policies ST/6, DP/1(a) and, DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing the delivery of housing, particularly in the absence currently of a five year housing land supply.
47. A balancing exercise therefore needs to be carried out. As part of that balance in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefits a proposal brings in terms of the delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including where engaged policies ST/6, DP/1(a) and DP/7 which seek to direct development to the most sustainable locations – is so great in the context of a particular application such as to significantly and demonstrably outweigh” the benefit in terms of the delivery of new homes that planning permission should be refused.
48. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal.
49. 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.
50. The site is located outside the Meldreth village framework, in the open 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 permitted. The erection of a residential development of up to 18 dwellings would therefore not under normal circumstances be considered acceptable in principle since it is contrary to this adopted and emerging policy.
51. Development in Group Villages (the current and emerging status of Meldreth) 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.

52. By proposing 18 dwellings, the scheme would 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.’
53. 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. Similarly, each planning application must be assessed on its own merits.
54. The proposals are assessed below against the social and economic criteria of the definition of sustainable development.

Environmental Sustainability

Loss of agricultural land

55. In relation to the loss of higher grade agricultural land, policy NE/17 states that the District Council will not grant planning permission for development which would lead to the irreversible loss of grade 2 (in this case) agricultural land unless:
 - a. Land is allocated for development in the Local Development Framework
 - b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.
56. 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 NE/17 should be afforded limited weight.

Loss of trees, hedgerows and ecology enhancements

57. The Councils Tree and Landscape Officer has worked alongside the applicant to retain the most important trees/hedgerows on and around the application site including the Tree Preservation Orders.
58. There are a number of trees in the centre of the site at present, keeping the majority would negatively impact upon the use of the open space in the centre of the site. The Councils Tree Officer has agreed to the removal of some of the less important trees to free up space. The applicant has presented an indicative scheme which achieves a suitable balance from the landscape/urban design point of view, however, details will need to be secured in a reserved matters application.

59. A S106 agreement will be secured to ensure the landscape buffer around the western, southern and eastern boundaries are retained outside of the garden areas and maintained by a management company. This includes the area in blue. This matter will be covered more in depth below in the tree/landscape section.
60. In terms of ecology, the national framework requires there to be a net gain in biodiversity on the development sites. The majority of trees/hedgerows will be retained as part of the indicative proposal. Areas where they are being removed, replacement native species can be added. Additional features such as swales and ponds should also aid in offsetting the impact of the development. A condition will be added to any consent for a scheme of ecological enhancement.

Social Sustainability

Supply of Market and Affordable Housing

61. 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.
62. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to an additional 18 residential dwellings, 40% of these units (up to 7) will be affordable.
63. Ensuring that the housing mix of the market dwellings complies with emerging policy H/8 (being afforded more weight than the existing policy due to compliance with the NPPF and the nature of the unresolved objections to the policy) can be secured by condition at this outline stage. The affordable housing can be secured through a Section 106 agreement.
64. The indicative mix for market housing given in the application is 30% 1 and 2 bed units, 30% 3 bed units and 40% 4/5 bed units. This would meet the requirements of emerging policy H/8, which requires a mix of at least 30% of each category with 10% to be distributed across the development. The indicative scheme would meet this policy requirement.
65. Officers are of the view the provision of 18 additional houses, including the affordable dwellings, is a benefit and significant weight should be attributed to this in the decision making process, particularly in light of the Housing Officer's confirmation that there is a demonstrable need for affordable housing in Meldreth (43 people with a local connection and roughly 1700 people district wide on the district wide register).

Open Space and Indoor facilities

66. On a site for a development of this scale the, adopted Open Space SPD requires the provision of approximately 233.2m² of formal play space (Local Area Play) and around 116.5m² of informal open space would be required. The total onsite provision of 349.7m² would be required.
67. This indicative scheme indicates that a minimum of 2900m² of open space, with some of the garden sizes exceeding the required standard substantially in a number of cases, could be achieved. When combined with the size of private garden space, the amount of open space to be provided is considered to represent a social benefit of the scheme.

68. 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.
69. The Parish Council have liaised with the Councils S106 Officer with a number of projects to improve the indoor and outdoor facilities within the Village. This includes a contribution towards gym equipment and all weather play surface on Meldreth recreation ground and for the replacement of an ageing boiler and refurbishment at Meldreth Village Hall. Provision has also been made for the widening of the footway between Meldreth Village and Field Gate nursery.
70. Officers have considered its compliance with CIL under the S106 section of this report. Subject to the contributions being used for this purpose, this level of provision is considered to be a significant social benefit of the proposals.
71. Another social and environmental benefit of the scheme would be the retention of the ecology/Landscape enhancement corridors along the boundaries that will be secured via condition and through a S106 agreement.

Accessibility to Services and Facilities

72. Paragraph 7 of the NPPF states that the social dimension of sustainable development includes the creation of a high quality built environment with accessible local services. As such, this scale of development must be considered in light of the facilities in Meldreth and the impact of the scheme on the capacity of public services.
73. There is a train station within walking distance from the site at the other end of the High Street. There are frequent, high-speed trains into Cambridge, Royston and London (with additional stops along the route). There are bus stops on High Street. These bus stops are accessible from the site via lit public footpaths. There is a morning and evening service during the week only. Melbourn is roughly 1.1 miles from the site and is accessible via public footpaths. There are a range of facilities and services including a secondary school and business park. The road is relatively quiet and as such it would not be unreasonable to assume some might decide to cycle.
74. Given the close proximity of the site to the train and given their frequency, it is considered that the site is well served by public transport to Royston, Cambridge and London. Melbourn is also very accessible and the provision of a contribution towards the upgrade of the footpath will also present a wider benefit to the village. All of which have a wide range of facilities and employment opportunities to meet more than day to day needs. This enhances the social and environmental sustainability of the scheme by reducing reliance on car travel.
75. The village also has a village store and post office, primary school, community rooms, hairdressers, garage, public house, village hall, recreation ground and church. There is also a small industrial area containing a number of small businesses.

Education Provision

76. In order for a planning obligation to be a material consideration in the determination of a planning application it must satisfy all of the CIL tests. The 'Procedural Guide Planning appeals – England' is a guide used by Planning Inspectors (and all decision makers) when assessing the lawfulness of any financial contribution against these tests:

1. the relevant development plan policy or policies, and the relevant sections of any supplementary planning document or supplementary planning guidance;
 2. quantified evidence of the additional demands on facilities or infrastructure which are likely to arise from the proposed development;
 3. details of existing facilities or infrastructure, and up-to-date, quantified evidence of the extent to which they are able or unable to meet those additional demands;
 4. the methodology for calculating any financial contribution necessary to improve existing facilities or infrastructure, or provide new facilities or infrastructure, to meet the additional demands;
 5. details of the facilities or infrastructure on which any financial contribution will be spent
77. The consultation provided by Cambridgeshire County Council (CCC) indicates that the proposal will create a child yield of 3 early year's spaces, 7 primary school spaces and 5 secondary school spaces. On this basis CCC has requested contributions for (a) £55,386 early years at Meldreth Primary School (b) £119,000 primary education at Foxton Primary School and (c) an unidentified sum of money in respect of an expansion to Melbourn Village College. This request has been made on the basis that the Marley Eternit site (150 homes) to the north of the village being approved.
78. There are a number of issues arising from this request. Firstly the Marley Eternit site remains un-determined therefore it cannot be given any material weight in the determination of this planning application as to do so would be premature. Secondly there is no evidence to confirm for certain that Meldreth Primary School cannot accommodate the children arising from the development without expansion. Thirdly it is not considered reasonable for the District Council to request a contribution towards the expansion towards Foxton Primary School as it is not considered directly related to the development. Furthermore, no project has been identified towards the expansion of Melbourn Secondary School.
79. Whilst CCC has declined to accept the conclusions reached by District Council officers, likewise they have not presented any other evidence for officers to come to an alternative conclusion. Therefore an education contribution has not been justified and therefore not requested from the applicant on this occasion.

Health Care Provision

80. In terms of health impact, NHS England has not provided a response on the application as it is below their threshold of 50 dwellings for providing comments.

Conclusion

81. Given the above assessment and the supporting evidence, it is considered that the adverse impacts of the development in terms of social sustainability would not represent a demonstrable level of harm that would outweigh the benefits of the provision of additional housing within the context of the Council's lack of a 5 year housing land supply.

Economic Sustainability

82. The provision of 18 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. Given the small size of the development delivery within five years including a reserved matters application is considered to be achievable. 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

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) at approximately 17 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 that there are a number of trees and the site is in the backdrop of Grade II Listed Maycroft House, it is considered that this proposal meets the exception tests of the current and emerging policy with regard to the density of development.

Landscape character, setting of the village, heritage assets and protected village amenity area

85. The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low-density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well-defined and continuous rural eastern edge to the southern part of the village.
86. The study identifies the rural character of the High Street in the historic core of the village as a critical asset and a key characteristic. Important building blocks are the detached properties in large gardens with mature trees and hedgerows and the enclosed fields and paddocks to the rear of the High Street properties.
87. Development of this site would have an effect on the landscape setting of Meldreth by building on one of these enclosed spaces. The SHLAA assessment undertaken in 2011 does identify that part of the impact of this could be partly mitigated by a low-density scheme which sought to retain most of the trees and hedgerows on the site.
88. It is important to state that this assessment was undertaken for the purposes of the Emerging Local Plan and whilst it does carry some weight, there is a requirement to consider sites on their own merits and taking into account the lack of five-year housing land supply. As such, these points are reviewed below.

Landscape Impact

89. In relation to the linear character, the site forms part of an enclosed landscape on the western edge of the village being screened by tree belts and hedgerows. Wider views from Whitcroft Road are therefore limited. There is the in-depth development of the Meldreth Manor School to the north and Gables Close to the south that hazes any

linear pattern. For these reasons, it is considered the proposed development would have only a limited adverse impact on the linear character of Meldreth in this location.

90. In relation to the specific proposal, the Landscape Design Officer (LDO) agrees with the visual assessment submitted in support of the application and concludes that, the site is relatively contained in visual terms by hedge planting and tree belts and welcomes the intention to incorporate the tree belt on the northern boundary into the scheme.
91. In addition to this, the indicative layout plan is considered to demonstrate that the proposed density of development would allow the retention of a landscape 'buffer' on the western, southern and eastern edge of the development.
92. For the above reasons, and considered against policies DP/2, DP/3 and NE/4 of the DCP, the proposal would result in only modest harm to the landscape character and setting of the village.

General Layout and Design

93. The layout and design of the dwellings will be considered at reserved matters stage. The LAP is likely to be located in the center of the site, whilst its likely to be adjacent to the access road, the space will be extensive and the provision of landscaping and low fencing could aid in ensuring the space is safe for small children.
94. Any reserved matter scheme would need to be considered in accordance with the relevant policies for scale, design, appearance.

Impact to the setting of the Listed Building and Conservation Area

95. Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay "special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses"
96. Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay "special attention to the desirability of preserving or enhancing the character or appearance of that area"
97. Paragraph 132 of the NPPF, in the section dealing with the designated heritage assets, 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".
98. 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.
99. 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".

100. 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.
101. The site currently contributes to the setting of the Conservation Area by providing rural backdrop of trees to the houses along the High Street particularly that of Maycroft House.
102. As a result of the proposal the existing garage to the front of the site will be demolished and a new access road will be created. Whilst this will open up views of development to the rear, the physical presence of the new dwellings will be located behind the line of properties along the High Street; therefore only intermittent glimpses of the development will be afforded from the street scene and will not be prominent from the Conservation Area.
103. Maycroft House (Grade II Listed Building) has been extended significantly since its original construction in the early C20; the original (and most significant) part of the building is approximately 60m from its rear boundary. More recently consent has been granted for a substantial extension to the facility which will bring it 4m from the boundary. The indicative plans suggest perimeter buffer planting will be provided along the eastern boundaries, which will over time create separation between the care home and any new development.
104. Officers consider the potential harm to the setting of the Listed Building and Conservation Area could be reduced through careful consideration of the location, orientation, scale and design of any new development as well as boundary treatments and retention of trees on the site. This can be addressed in any reserved matters application.
105. The Historic Building Officer stated that consideration should be given to how the land profiled around the access and that any design should seek to minimise the visual impact on the street scene.
106. Officers consider the setting of the listed building and conservation area would be preserved as a result of the development in accordance with sections 66 and 72 and policies CH/4 and CH/5 of the Local Development Framework. The detail of access including landscaping, materials etc. would be considered at reserved matters stage.
107. In relation to the test of the national policy para.134, the proposed scheme would cause less than substantial harm to the setting of the Listed Building and Conservation Area. This harm would need to be weighed against the public benefit of providing new homes in the district.
- Impact to PVAA (Protected Village Amenity Area)*
108. The proportion of the proposed access from the High Street is designated within the PVAA. In accordance with policy CH/6 development will not be permitted within or adjacent to PVAA if it would have an adverse impact on the character, amenity or tranquility or function of the village.
109. The residential units will be set back from the High Street by 100m and will be set behind units that front onto the High Street, including Maycroft, No.75 and No.79. Officers have already concluded that the proposed development and the alterations to the access point would not have an adverse impact on the Conservation Area or the

setting of the listed buildings.

110. Whilst some of the unprotected trees will be lost they are not considered to be of merit and they will be replaced with native species. The majority of the landscape buffers and protected trees will be kept outside of the garden curtilages to ensure they are maintained in perpetuity. The low density of the scheme will allow for a large open space to be retained in the center of the site keeping it more open when viewed from the surroundings.
111. For these reasons, the proposed development would not have an adverse impact on the character or tranquility or function of the village in accordance with policy CH/6 of the Local Development Framework.

Trees

112. The District Council Tree Officer has raised no objections to the proposals. The proposals to enhance the landscape planting on a number of the boundaries of the site and the amendments to retain more of the hedgerow along the frontage of the site are welcomed. There will be a need to submit a comprehensive arboricultural assessment and tree protection plan with the reserved matters application.

Ecology

113. The Ecology Officer has raised no objections to the application. The bat survey submitted with the application demonstrates that the buildings to be demolished have limited potential for roosting. The location of the Pipistrelle roost found during h survey period has been clarified and is not within the application site. The retention of boundary habitats and the indicative location of the areas of public open space is supported.
114. Measures to protect nesting birds also need to be enhanced. However, all of these issues can be dealt with at the reserved matters stage when the layout is to be fixed. Updated mitigation strategies addressing the protection of nesting birds and badgers and ecological enhancements can be secured by condition.

Highway safety and parking

115. Given the relatively 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.
116. Given that the proposed development is for up to 18 new homes, the impact to the road network is considered to be minimal and would not cause any significant highway safety issues to warrant the application for refusal. The access drive is 5m in width to ensure two cars can pass without revering onto the public highway. There will be no throughway.
117. Concerns have been raised by the occupiers of the adjacent properties about the access being too close to driveways. The applicant has demonstrated that both vehicle and pedestrian visibility splays can be achieved on both sides of the access in accordance with Manual for Streets and to the approval of the Local Highways Authority.
118. The proposals are therefore considered to comply with the requirements of policy DP/3 in terms of highway safety and the traffic generated and policy TR/1 in respect of

promoting sustainable modes of travel.

Residential amenity

119. The application is in outline 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.
120. Maycroft Care home lies to the eastern boundary of the site. During the consultation process the Parish Council and local residents raised concerns with the proximity of the new dwellings to the planned expansion of the care home to create additional living spaces/bedrooms over three floors (top floor being in the roof). The expansion of the care home will bring to 4m to the shared boundary and there will be windows its western elevation.
121. The applicants amended the plans on 15 June 2017 to attempt to mitigate the concerns that were raised by local residents. This moved the closest units from having a back-to-back distance of 18m to a back-to-back distance of 25m. It was also confirmed that within this separation distance a 5m native landscape buffer would be planted and would be retained outside of the gardens via S106 agreement.
122. In accordance with paragraph 6.67 of the Councils District Design Guide SPD, to prevent overlooking of habitable rooms to the rear of residential properties and private gardens, it is preferable that a minimum distance of 15m is provided between the windows and property boundaries. The proposed dwellings will be situated 14m to the landscape buffer and 20m to the shared boundary and therefore would meet this SPD requirement.
123. The distance of the extension to the care home does fall short of meeting the SPD guidance with only 4m to the shared boundary. However, the separation distance and introduction of a landscape buffer will aid in allowing a separation of 11m to the edge of the garden areas of the new dwellings. Whilst this still falls short by 4m, officers consider there is still scope in a reserved matters application to slightly amend the position of the houses given the space on the site and/or increase the depth of the buffer to meet the SPD requirement.
124. In terms of overlooking to facing windows, for two storey residential properties, a minimum distance of 25m should be provided between rear facing elevations; which should be increased to 30m, for 3 storey residential properties. The applicants have provided a separation distance of 25m from the rear of the care home. The third floor dormer windows are set an additional 1m into the roof leaving a separation gap of 26m.
125. The separation distances between the units would fall short of meeting the SPD guidance by 4m. However, the careful internal layout and alignment of facing windows on plots 5-8, could aid in limiting this impact to warrant a reduced distance. Furthermore given the additional space on the space, the dwellings could be set forward to allow for a greater gap in any forthcoming reserved matters scheme.
126. On that basis, it is considered that the proposed development would not have an adverse impact on the residential amenity of neighbouring properties to warrant refusal. However, additional amendments will need to be considered/made prior to the submission and determination of a reserved matters application.
127. Additional concerns have been raised to noise levels from the site, particularly to the

care home, given its intensification. The application is for residential dwellings and whilst officers appreciate there will be additional movements and increase in noise levels, the noise levels would not be significant or adverse unlike a commercial or industrial use. Given that most buildings in the immediate area are residential the proposed units should fit in well. Subject to the access drive being built in a bound material, noise impacts would not be significant from car movements down the drive.

128. 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 in accordance with policy DP/3 which seeks to prevent an unacceptable impact on residential amenity.

Surface water drainage

128. 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.
129. The revised Flood Risk Assessment (FRA) indicates that surface water attenuation measures allowing for 1890 metres cubed surface water to be managed on site and discharged to adjacent watercourses at a rate of 19 litres per second could be achieved. A condition requiring full details of the attenuation measures to be adopted can be attached to the outline planning permission and details of the management and maintenance of the drainage systems can be included in the Section 106 agreement.
130. 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.
131. The Environment Agency and Anglian Water have also raised no objection in relation to surface water drainage on the basis that this condition is attached to the decision notice.

Waste and Foul water drainage

132. Anglian Water (AW) has raised no objections to the proposals. In relation to Wastewater treatment, AW confirm that the foul drainage from this development is in the catchment of Melbourn Water Recycling Centre, which currently does not have capacity to treat the flows from your development site.
134. AW confirm that they are obligated to accept the foul flows from development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the planning authority grant planning permission. This is a legal requirement of AW as statutory undertaker under legislation beyond the remit of the Town and Country Planning Act and therefore does not represent grounds to refuse a planning application.
135. In relation to the foul drainage network, the applicant will be required to develop a foul water drainage strategy that is acceptable to AW in order to mitigate the impact of the additional flows from the development. These details will need to be secured by condition at this outline stage.

Section 106 contributions

136. Please see completed heads of terms in Appendix 1 of the Planning Committee report. This has full justification for each of the contributions that have been requested. This

includes:

- Funding towards upgrades of village hall
- Funding towards improvements to footpath near station bridge
- Funding towards improvement to children's play equipment
- Securing landscape/ecology enhancement strip
- 40% on-site affordable housing provision

Other matters – conditions

137. Officers have considered the conditions suggested by the consultees against the requirements of the Government's Planning Practice Guidance and the Framework. Where necessary and in the interests of clarity and precision they have been altered to better reflect the guidance. The time limit for a reserved matter scheme to be submitted has been reduced to 2 years. The agent and applicant have agreed to this.

138. A condition requiring renewable energy provision is necessary in order to provide an energy efficient development and in the interests of the environment. A foul water drainage condition is required in order to safeguard the water environment and provide for appropriate sewerage arrangements. The resulting condition is necessary to safeguard the development from surface water flooding. Tree and hedge protection details are necessary in order to safeguard the character and appearance of the area.

139. A scheme of archaeological work is necessary in order to safeguard any archaeological interest at the site.

140. Waste management details are necessary in order to maximise opportunities for waste re-use and recycling. A Construction Environmental Management Plan (CEMP) is required in order to minimise the impacts of construction upon the surrounding area. In the interests of precision and given that some aspects are covered by separate conditions on transport and waste I have not included the long list of requirements as suggested by the Environmental Health Officer. The matter of the detailed content of the CEMP would be for the parties to consider.

141. It is not considered necessary to attach the suggested landscaping condition as this would be dealt with through a subsequent reserved matters application. A condition controlling heights is not reasonable in this instant and can be controlled via a reserved matters application.

142. Officers are not aware of any proposals to enlarge the site. In any event each application is considered on its individual merits at the time of its determination.

Conclusion

143. Given the fact that the Council cannot currently identify a five year supply of housing land, 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.

144. It is acknowledged that this proposal would exceed the indicative maximum number of dwellings suggested as an appropriate scale of development in Group Villages. It would be outside the village framework of Meldreth within both the adopted and emerging development. As such, there is a conflict with policies ST/6, DP/1(a) and DP/7.

145. However, in the absence of a five year housing land supply, this conflict needs to be balanced against the benefit of the proposal in terms of its contribution to the supply of housing (and affordable housing) in accordance with para 14 of the NPPF. It is only where the conflict with those policies of the development is so great as to “significantly and demonstrably” outweigh the benefits of the proposal, particularly in terms of housing delivery, that planning permission should be refused.
146. In terms of social and economic benefits, the proposed development would provide a number of dwellings, 40% of which would be affordable. This should be given significant weight and importance in the determination of the planning application in accordance with the advice in the NPPF, given the need and demand for market and affordable homes in the district.
147. The site is in a good location in relation to the services and facilities within the village and has good transport connections to other service centres. There is also capacity at the local primary and secondary school for students resulting from the development. S106 contributions towards indoor and outdoor community facilities will be of wider benefit to the village.
148. The density of the development is considered to be acceptable, allowing for the level of public open space within the development to exceed the policy required level. Amendments can also be made to ensure separation distances are met within any reserved matters application.
149. There will be some benefit to the local economy including the use services in the village as a result. The construction stages will also attract short term employment opportunities, albeit this would be more limited given the size of the scheme.
150. There would be limited environmental harm to the character of the landscape, the loss of agricultural land, the Conservation Area and the setting of the listed buildings. The enhancement and protection of the landscape boundaries can be improved to help mitigate the identified impact.
151. Overall, it is considered that the social benefits arising from the contribution the proposal would make to the deficit in the Council’s five year housing land supply and the significant need for affordable housing would clearly 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

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

Section 106 agreement

153. 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, attached to this report.

Draft conditions

154. 1) Details of the appearance, landscaping, layout, and scale (hereinafter called

"the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 2 from the date of this permission.
- 3) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: PL01, PL02revC, C5014/2revG (In relation to access only)
- 5) Prior to the commencement of development a scheme for the provision of on-site renewable energy to meet 10% reduction in 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.
- 6) Prior to the commencement of development, including site preparation or the delivery of materials, an updated arboricultural assessment and method statement including a tree and hedge protection strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7) Prior to the commencement of development a traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of:
 - a. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway);
 - b. Contractor parking (all such parking shall be within site boundary and not on the street);
 - c. Movement and control of deliveries (all loading and unloading shall be undertaken off the adopted public highway);
 - d. Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.
- 8) Prior to the commencement of development a scheme of ecological enhancement and mitigation strategy, including a programme of implementation, has been submitted to and approved in writing by the Local Planning Authority. The ecological enhancement 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 in accordance with the approved programme of implementation.
- 9) No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation that has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

10) Prior to the commencement of development a full Site Waste Management Plan and Waste Audit shall be submitted in writing and approved by the Local Planning Authority. These shall include details of:

- a. Construction waste infrastructure dealing with how inert waste arising will be managed/recycled during the construction process;
- b. Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
- c. Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- d. Any other steps to ensure the minimisation of waste during construction;
- e. The location and timing of provision of facilities pursuant to criteria a, b and c;
- f. Proposed monitoring and timing of submission of monitoring reports;
- g. The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction;
- h. A RECAP Waste Management Guide toolkit shall be completed with supporting reference material;
- i. Proposals for the management of municipal waste generated during the construction phase of the development, along with the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles is required.

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

11) Prior to the commencement of the development hereby permitted a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

12) Prior to the commencement of 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 details prior to the occupation of any part of the development or in accordance with an implementation programme which shall have been submitted to and agreed in writing by the Local Planning Authority.

13) No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a

sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- a. 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;
 - b. include a timetable for its implementation; and,
 - c. 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.
- 14) As part of any reserved matters application details of the housing mix (including both market and affordable housing) shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with such approved details.
- 15) 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.

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/1124/17/OL

Report Author:

Rebecca Ward
Telephone Number:

Principal Planning Officer
01954 713236

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Heads of terms for the completion of a Section 106 agreement

Village – 79 High Street, Meldreth (S/1124/17/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	57% affordable rent and 43% Intermediate (4 rent and 3 shared ownership)
Local connection criteria	All7 to be allocated to those with a local connection to Meldreth

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£0.00
Primary School	CCC	£0.00
Libraries and lifelong learning	CCC	£0.00
Transport	CCC	£0.00
Sports	SCDC	approx.£20,000
Children's Play	SCDC	approx.£30,000
Indoor community space	SCDC	approx. £9,000
Household waste bins	SCDC	£73.50 per house and £150 per flat
Footway improvements to field gate nursery, Station Road	SCDC	£1,000 per dwelling (total approx.£18,000)
TOTAL (APPROX)		£78,323
TOTAL PER DWELLING (APPROX)		£4,351.27

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local Area for Play	SCDC	
Landscape and Ecology buffer	SCDC	

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	NO

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	NO

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	NO

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

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO
Detail	Thriplow HRC has maximised its pooling for s106 contributions

Ref	CCC6
Type	CCC monitoring
Policy	None
Required	No

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>Meldreth has an identified deficit of 1.17 ha of sports space.</p> <p>Meldreth Parish Council has requested a contribution towards the installation of outdoor gym equipment to be located on the recreation ground which would cost at least £15k but could be more depending on the specification and number of items installed.</p> <p>This equipment would be suitable for all age ranges, particularly teenagers to adults of all ages. There is a lack of such facilities in the village and this will be exacerbated by a significant increase in village population. A low impact opportunity to improve health with a variety of exercise opportunities. This equipment will be an incentive to make the recreation ground a whole community meeting place thus integrating residents from all over the village.</p> <p>£625.73 for each 1 bedroom Dwelling £817.17, for each 2 bedroom Dwelling £1,130.04 for each 3 bedroom Dwelling £1,550.31 for each 4+ bedroom Dwelling</p>
Quantum	£20,000 (circa)
Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupation of 6 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC2
Type	Children's play space
Policy	SF/10
Required	YES
Detail	<p>Meldreth has an identified deficit of 1.33 ha of children's play space.</p> <p>The developer will be required to provide an onsite LAP satisfying need of 0-4 year olds with an offsite contribution as requested by Meldreth Parish Council towards installing an all weather play surface comprising two Five-a-side goals and two basketball nets measuring 15 meters by 24 meters with line markings.</p> <p>£1,202.78 for each 2 bedroom Dwelling £1,663.27 for each 3 bedroom Dwelling £2,281.84 for each 4+ bedroom Dwelling</p>
Quantum	£30,000 (circa)
Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupation of 6 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC3															
Type	Informal open space and informal play space															
Policy	SF/10															
Required	YES															
Detail	<p>The applicant will be required to provide a minimum level of informal open space in accordance with the table below</p> <table border="1"> <thead> <tr> <th></th> <th>Informal open space</th> <th>Informal play space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>5.4m2</td> <td>Nil</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> <td>13.3m2</td> </tr> </tbody> </table>		Informal open space	Informal play space	1 bed	5.4m2	Nil	2 bed	7m2	7m2	3 bed	9.7m2	9.7m2	4+ bed	13.3m2	13.3m2
	Informal open space	Informal play space														
1 bed	5.4m2	Nil														
2 bed	7m2	7m2														
3 bed	9.7m2	9.7m2														
4+ bed	13.3m2	13.3m2														
Quantum																
Fixed / Tariff																
Trigger	To be laid out prior to occupation of 10 th dwelling															
Officer agreed	YES															
Applicant agreed	YES															
Number Pooled obligations	None															

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	Yes
Detail	<p>Meldreth Parish Council has requested a contribution to replace ageing boiler and carry out refurbishment and modernisation of work surfaces, cookers and flooring. This is expected to cost at least £8,500 but it is entirely possible that the figure will increase.</p> <p>£284.08 for each 2 bedroom Dwelling £371.00 for each 2 bedroom Dwelling £513.04 for each 2 bedroom Dwelling £703.84 for each 2 bedroom Dwelling</p>
Quantum	£9,000 (circa)
Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupation of 6 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

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

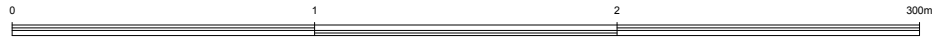
Ref	SCDC6
Type	S106 Monitoring
Policy	Portfolio Holder approved policy
Required	NO
Detail	Although planning appeals have confirmed that s106 monitoring contributions may legitimately secured (notwithstanding the Oxfordshire High Court Judgement), however these are reserved to instances where prolonged monitoring is required as a result of infrastructure being provided within a development. It is not legitimate for a local authority to secure contributions solely for the purpose of monitoring financial payments., Here only affordable housing and a small open space areas is proposed being provided and which in the view of officers does not warrant a monitoring contribution being secured.

Ref	SCDC7
Type	Onsite open space
Policy	Open space in new developments SPD
Required	YES
Detail	<p>Paragraph 2.19 of the Open Space in New Developments SPD advises that 'for new developments, it is the developer's responsibility to ensure that the open space and facilities are available to the community in perpetuity and that satisfactory long-term levels of management and maintenance are guaranteed'. The Council therefore requires that the on-site provision for the informal open space and the future maintenance of these areas is secured through a S106 Agreement. Para 2.21 advises that 'if a developer, in consultation with the District Council and Parish Council, decides to transfer the site to a management company, the District Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee)'.</p> <p>It is the Local Planning Authority's preference that the public open space be offered to Meldreth Parish Council for adoption, recognising that the Parish Council has the right to refuse any such offer.</p> <p>If the Parish Council is not minded to adopt onsite public open space the owner will be required to provide a developer guarantee of sufficient value to be a worthwhile guarantee. Furthermore with the details of the guarantee and guarantor would need to be submitted to and approved in writing by the Council prior to commencement of development. Should this not be forthcoming the planning obligation will also be required to include arrangements whereby the long term management responsibility of the open space areas and play areas passes to plot purchasers in the event of default.</p>
Quantum	
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

OTHER OBLIGATIONS

Ref	OTHER 1
Type	Landscape and ecology buffer area to the west (within the blue line), north, west, south and eastern boundaries
Policy	NE/6, DP/2 and DP/3
Required	Yes
Detail	Detailed zonal plan to be secured within a S106 agreement and area planted and maintained in accordance with an agreed schedule.
Quantum	
Fixed / Tariff	Fixed
Trigger	Finished prior to occupation of the houses on the site
Officer agreed	YES
Applicant agreed	YES

Ref	OTHER 2
Type	Footway enhancement from station bridge to fieldgate nursery
Policy	DP/3
Required	Yes
Detail	To improve pedestrian and cycle accessibility to and from Melbourne village and fieldgate nursery. Parish Council driven project. Cost of the project in the region of £65,000. £1,000 per dwelling – total of approx. £18,000 (depending on reserved matters)
Quantum	
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupation of 6 dwellings
Officer agreed	YES
Applicant agreed	YES



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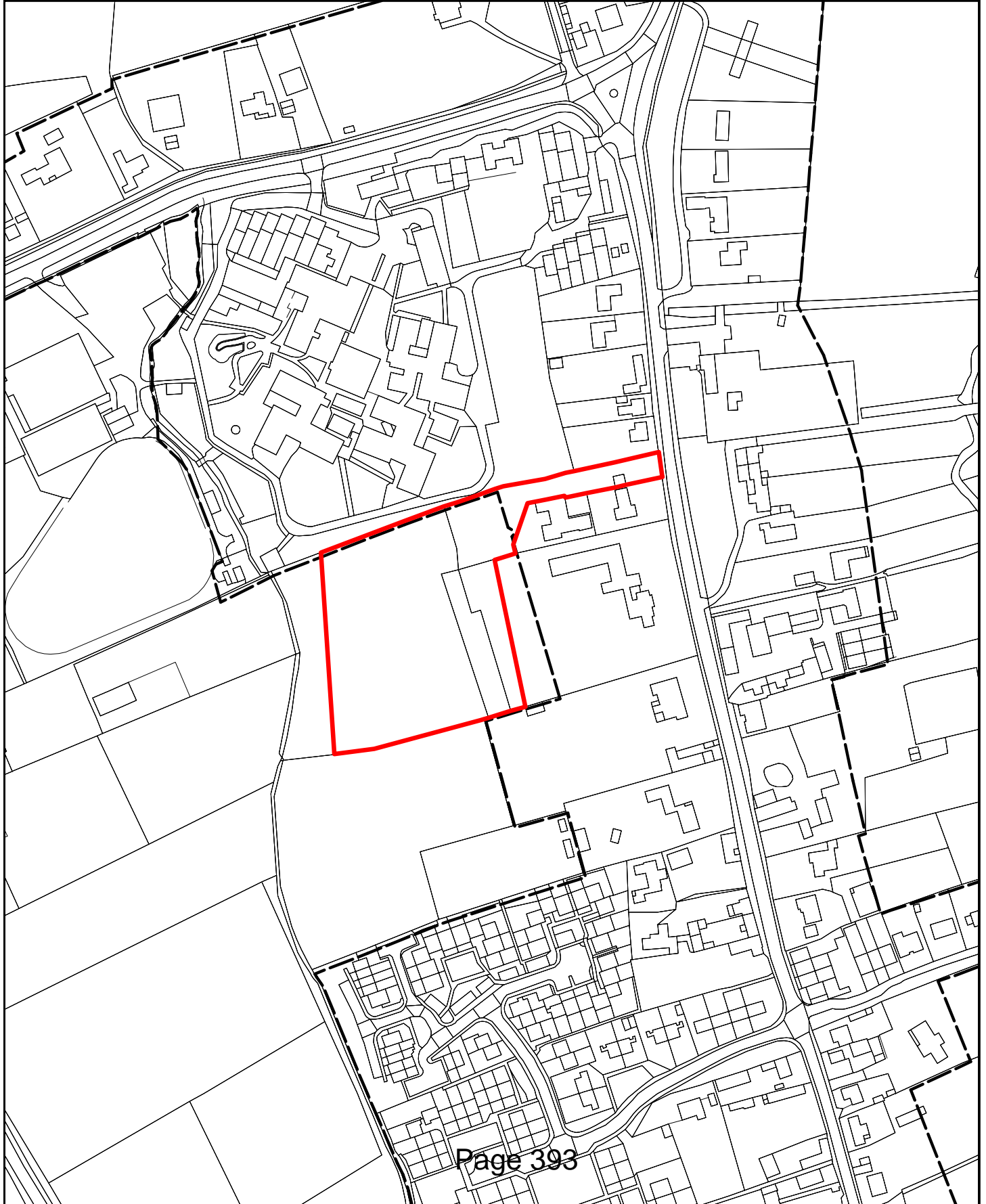
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Date of plot: 24/07/2017



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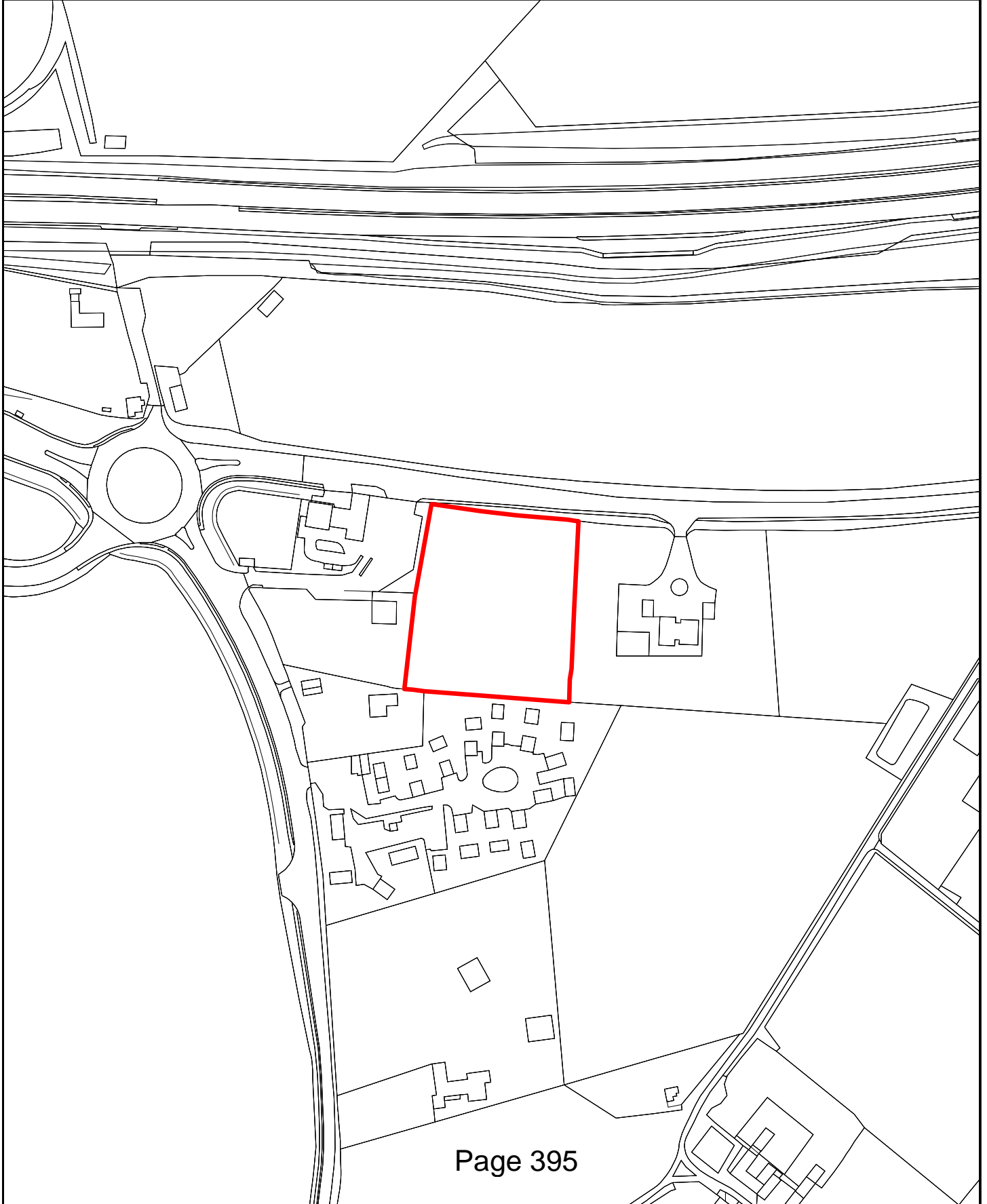
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Date of plot: 24/07/2017



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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

09 August 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/1524/16/OL

Parish(es): Caldecote

Proposal: Outline planning permission for the erection of 6 dwellings (self build) including access

Site address: Land to the West of Casa De Foseta, St Neots Road, Hardwick, Cambridgeshire

Applicant(s): Mr Norman Marles

Recommendation: Delegated approval (to complete section 106 agreement)

Key material considerations: Five year supply of housing land
Principle of development
Density of development
Affordable housing (including viability considerations)
Self-build
Impact on the countryside
Highway safety
Residential amenity
Surface water and foul water drainage
Trees
Ecology

Committee Site Visit: No

Departure Application: Yes (advertised on 26 July 2016)

Presenting Officer: Rebecca Ward, Principal Planning Officer

Application brought to Committee because:

1. Approval of the planning application would represent a departure from the Councils Affordable Housing Policy HG/3
2. Request made by Cllr Harford as Housing Portfolio Holder

Date by which decision due: 31 August 2017 (Extension of time agreed)

Executive Summary

1. The proposed development would provide a modest number of dwellings, all of which will be homes for self-builders. The development would also provide a commuted sum

towards off-site affordable housing provision. These are all benefits which should be given significant weight in the determination of the planning application.

2. It is considered the proposal would result in only limit harm on the character of the landscape. The design and appearance of the units will need to be resolved at the reserved matters stage. However, it is considered that the number of units proposed could be achieved in a manner that would preserve the residential amenity of neighbouring properties.
3. Although the site is located outside the development framework of a group village, accessibility to services and to public transport is considered adequate. The weight that can therefore be attached to the conflict with policies DP/1(a) and DP/7 which are intended to ensure that development is directed to the most sustainable locations in the district is limited under the current circumstances.
4. In terms of the balance required by para 14 of the NPPF, the absence of a five year housing land supply means the conflict with these policies is not considered to significantly and demonstrably outweigh the benefits of the proposal particularly in terms of the contribution which it would make to providing self-build plots.

Relevant Planning History

5. S/1112/81/F Erection of House and Outbuildings - Refused 1981
S/0265/83/D Erection of Bungalow - Refused 1983

National Guidance

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

7. **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.

8. **South Cambridgeshire LDF Core Strategy DPD, 2007**

ST/2 Housing Provision
ST/6 Group Villages

9. **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/4 Landscape Character Areas
NE/6 Biodiversity
NE/8 Groundwater
NE/9 Water and Drainage Infrastructure
NE/15 Noise Pollution
NE/17 Protecting High Quality Agricultural Land
CH/2 Archaeological Sites
SF/10 Outdoor Playspace, Informal Open Space, and New Developments

SF/11 Open Space Standards
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact

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

Open Space in New Developments SPD - Adopted January 2009
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

11. **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/8 Sustainable Drainage Systems
SC/6 Indoor Community Facilities
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
SC/10 Lighting Proposals
SC/11 Noise Pollution
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultation

12. **Hardwick Parish Council** - No recommendation

Caldecote Parish Council - The Parish have no objections in principle to the development, subject to the following:

1. We would like to understand any precedent that are set by this application with respect to future self build schemes. Large self-build schemes of 150 homes or more exist elsewhere, e.g: <http://www.selfbuildportal.org.uk/latest-news/12-news-archive/349-plans-submitted-for> We would be very concerned and oppose any precedent that are set on small scale self build schemes that might used as a back door to allow large self build schemes (potentially even larger than Gladman) in Cambridge to proceed. Also we have concerns where a self build scheme that is approved house-by-house does not invest in required shared infrastructure (see comment 4 below).

2. From Gladman appeal please note the inspectors recommendation from APP/W0530/W/16/3149854 clause 50 that "A design code is to be submitted and agreed with the aim of ensuring a high quality development which is generally not higher than 2 storeys ...". We would like this recommendation applied to this application, and all other future applications applications considered (or re-considered) by the planning committee, for the Caldecote parish.

3. We note that some of the house images used as representative designs in section 9 of the design an access statement appear quite large. We would want to ensure that these houses are not of excessive size for the plots. We assume this will be addressed in later stages of planning, not at outline.

4. It will be no surprise to you that this is an area that flooded a couple of years ago following heavy rain due to the surface water issue that have been covered before at length. We believe that with no surface water management system (could not see any details of SUDS etc on plans) on site the increased run off from roofs and hard surfaces does, despite section of their application 12, increase the local flood risk due to increased peak surface water run off. Clearly if the detailed applications are simply approved house-by-house this (probably shared) infrastructure might not get mandated. We would like to see a surface water management solution or the site that does not increase the rate of surface water run off to the ditch or surface water piped drain, even under heavy rainfall, compared with the existing run off. We do not believe that some simple rain water harvesting solution installed house by house that might be proposed can mitigate the peak flows.

5. When considered with other applications in this area, and recent builds in this area, we do have concerns that the local foul water/sewage can cope with the additional load. This is not just concerns with the pumping station, but the local pipe capacity within 500m of this build. I do not know how we address this with piecemeal development.

- 12a. **Cllr Tumi Hawkins (Local Member for Caldecote)** - This application for 6 self-build properties on the land west of Casa-de-Foseta in Caldecote is a welcome development, which I support.

As this local authority is now a Right To Build Vanguard Authority (since 2015), it is befitting that such a collaborative project as this has come forward, as a first in the District.

The site is at the approach to Caldecote coming from the Hardwick direction, next to the BP garage and is currently looking worse for wear. Development of the site for self-build houses means that the character of the area will be enhanced. Building 6 dwellings on the site makes good use of the available land, and provides 6 families the opportunity to shape their own homes for the foreseeable future.

The site is also within walking distance to the bus stop at the Childerley Roundabout, giving access to public transport.

The issues of surface water and foul drainage will need to be addressed at the reserved matters stage, bearing in mind the historical issues with the pumping station.

13. **Cllr Harford (Housing Portfolio Holder)** - As members will be aware, South Cambridgeshire District Council is a Vanguard Authority for the Government's Self/Custom Build policy. Officers have been working hard to deliver not just the

Council's own obligations in that respect but have also led on providing information and advice for prospective self builders through a series of well-attended workshops and the Council is intent upon offering a register management service to other local authorities.

The circumstances relating to the application that Committee is being asked to consider are not currently covered by policy, a situation that will be remedied in due course but which I ask does not further delay a decision for this applicant. The fact that the landowner wishes to enter into just one conveyance for all 6 self build plots and that as a consequence just one planning application is being made, triggers the obligation to make provision for affordable housing. [SCambs' policy is currently that any development of 3+ properties is required to make such provision.]

Following much discussion between Housing and Planning Officers, the proposal has been made that you see detailed in the Officer's report. As Housing PfH which role includes responsibility for Self/Custom Build, I am concerned to ensure support for this popular means of housing provision and to protect the Council's reputation as a Vanguard Authority.

In the same role I am also concerned to ensure that all sources of provision of affordable homes are protected. The proposal for a commuted sum contribution, fifty percent of which will be payable up-front and where claw-back of the remainder will be triggered by a sale within 3 years, seems to me to be a good basis on which to serve both the Council's obligations for promoting self-build and for protecting a source of providing affordable homes.

This view is also supported by my Cabinet colleagues, Robert Turner [Planning PfH] and Tim Wotherspoon [Strategic Planning & Infrastructure PfH and Self Build Champion]. I trust that members of the Planning Committee will also support this view and approve the application in line with Officers' recommendation.

14. **District Councils Self-build Officer** – South Cambridgeshire DC is one of 11 Vanguard Authorities piloting the Right to Build Agenda as laid out initially in the Self - Build Custom Housebuilding Act 2015. The Council is leading on delivering our commitment as a Vanguard Authority e.g. we have identified 100 self build plots on land in our ownership subject to planning which then brings a receipt into HRA for further housing construction or other housing activity. The Council is also leading on best practice in the region.

The Act requires all local Authorities to set up and administer a Self Build / Custom Build Register of interested parties.

The Housing and Planning Act 2016 requires all Local Authorities to grant sufficient suitable development permissions on serviced plots of land to meet the demand for self - build and custom housebuilding in their area. Demand for Self build and Custom build is evidenced by the number of people on the register.

There are 697 people on the register. We have worked closely with this Group for two years and this will be the first group self build scheme that we are assisting through the process.

15. **District Council Affordable Housing Officer** - In the absence of any policy specific to self build, and because of the acute need for affordable housing, we have endeavoured to secure a contribution but at the same time ensure it does not prove a

barrier to the self build in terms of obtaining mortgages, etc. Taking that into account, we have come to a resolution that all parties could agree:

- 50% of the commuted sum to be payable upon completion of the each self build unit (approx £13,000 each)
- A 3 year clause is written in, whereby if the property is sold within the 3 years from date of occupation we would get the remaining 50% of the commuted sum. After 3 years, this clause would fall away.

We are also looking to include a clause relating to the property being their main residence and that they must be on the self build register.

16. **District Council Environmental Health Officer (EHO)** - At this stage the noise report provided has confirmed certain noise criteria will not be achieved and therefore mitigation measures have been proposed. The report goes on to conclude that further noise analysis will be required at the detailed design stage to establish the required mitigation for each property. It is therefore suggested that an informative is attached to to ensure this occurs before any planning consent is granted. Upon completion of the further noise analysis the completed report should be forwarded to our department for consideration.

In addition to the above, as standard with any development we would suggest our standard amenity protection conditions during the construction phase should be attached to any consent granted.

17. **District Council Contaminated Land Officer** - The site's proposed end use is sensitive to potential contamination but the current and former uses of the site and surrounding area appear relatively innocuous. An electricity sub-station is noted to be on site, which could be considered as a potential source of contamination, although it is understood to be of modern construction and still in use, so therefore likely poses negligible risk to end users. As such, although we don't consider that any further works or remedial measures are necessary to achieve safe development, to ensure this is the case we would recommend attaching the following informative to this planning permission just to make the developer aware of their responsibilities.

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

18. **District Council Tree Officer** - No objections to the proposed outline development. A condition should be applied to ensure compliance with the tree protection plan and strategy that has been provided by Writtle Forest.
19. **District Council Ecology Officer** - Revision 2 of the *Extended Phase 1 Habitat Survey* report addresses my previous comments, with the exception of 2c. To minimise risks of colonisation by great crested newt during construction, all loose materials such as piles of brick/stone, sand or gravel must be stored off the ground e.g. on pallets or in skips. If this is not possible, Temporary Amphibian Fencing would be required to deter GCN from moving through the works area. However, given the distance from GCN ponds, I am satisfied that this additional requirement can be

conditioned and that, providing the approach recommended by the ecological consultants is followed, the works should comply with UK and EU law.

Therefore, please attach an appropriately-worded condition to cover the following to any consent granted:

- 1) Ecological Mitigation
- 2) A Biodiversity Management Plan (BMP)

All applications should achieve net ecological gain to meet the NPPF and SCDC planning policy including Biodiversity SPD and LDF Policy NE/6. Any Reserved Matters applications would need to demonstrate compliance with law and planning policy. I would have to object or raise concerns for any applications which did not demonstrate legal compliance or net ecological gain. Therefore, it would be prudent for the Biodiversity Management Plan to be produced before/alongside detailed design to provide a framework for the development.

20. **Archaeologist Cambridge County Council** - I am writing to you concerning the potential of archaeological implications of the above planning application.

Our records indicate that the site lies in an area of high archaeological potential, situated to the south of Roman settlement (Historic Environment Record reference MCB16337). To the north west is post-medieval moated site (01099). To the north east is Middle Iron Age farmstead (MCB16338) and Roman driveway (MCB18507). Geophysical and aerial photography surveys at Bourn Airfield to the west have revealed extensive cropmark evidence (ECB4694) and archaeological investigations to the south east at Highfields Road have revealed evidence of Iron Age settlement and occupation and post-medieval cultivation (ECB4622).

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95:

"No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority."

This will secure the preservation of the archaeological interest of the area either by record or *in situ* as appropriate. The model condition also indicates:

Developers will wish to ensure that in drawing up their scheme, the timetable for the investigation is included within the details of the agreed scheme.

A brief for the archaeological work can be obtained from this office upon request.

Representations

21. Leyland's, Highfields Road – Support the proposals but would ask that the poplars that form the South boundary are only trimmed to allow the scheme to proceed. This will protect the established tree line. Consideration should also be given to privacy when plans are drawn up for plot 3.

Site and Surroundings

22. The application site is located outside of the village development frameworks of Caldecote and Hardwick and in the countryside (NB while the address is in Hardwick, the site lies within Caldecote parish). To the east of the site is an existing residential property known as Casa de Foseta. To the west of the site is a petrol filling station and shop. To the south is a static mobile home park and residential property known as Leylands. The site has been unmanaged for some time and as a result the site is heavily treed and is aligned with an established hedgerow.

Proposal

23. The applicant seeks outline planning permission for the erection of 6 dwellings (self-build) including access only. All other matters including appearance, landscaping, layout and scale are to be reserved.

Planning Assessment

24. 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 the proposal is considered to meet the definition of sustainable development. An assessment is required in relation to affordable housing provision, the impact of the proposals on the character of the surrounding landscape, highway safety, the residential amenity of neighbouring properties, environmental health, surface water and foul water drainage capacity.

Principle of Development

Five year housing land supply

25. 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.
26. 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.
27. 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 which, on the basis of the legal interpretation of "policies for the supply of housing" which applied at the time of the Waterbeach decision were: 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”.

28. 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 and held that the term was 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 in the adopted Development Plan which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF.
29. The decision of the Court of Appeal tended to confirm the approach taken by the inspector who determined the Waterbeach appeal. As such, as a result of the decision of the Court of Appeal, policies including policy ST/6 of the Core Strategy and policies DP/1 (a) and DP/7 of the Development Control Policies DPD fell to be considered as “relevant policies for the supply of housing” for the purposes of the NPPF para 49 and therefore out of date.
30. However, the decision of the Court of Appeal has since been overturned by the Supreme Court in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as “relevant policies for the supply of housing” for the purposes of the NPPF. The term “relevant policies for the supply of housing” has been held by the Supreme Court to be limited to “housing supply policies” rather than more being interpreted more broadly so as to include any policies which “affect” the supply of housing, as was held in substance by the Court of Appeal.
31. The effect of the Supreme Court’s judgement is that policies ST/6, DP/1(a) and DP/7 are no longer to be considered as “relevant policies for the supply of housing”. They are therefore not “out of date” by reason of paragraph 49 of the NPPF. None of these adopted policies are “housing supply policies” nor are they policies by which “acceptable housing sites are to be identified”. Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in the NPPF at para 7. It is considered that policy ST/6, DP/1(a) and DP/7 and their objectives, both individually and collectively, of securing locational sustainability, accord with and furthers the social and environmental dimensions of sustainable development, and therefore accord with the Framework.
32. However, given the Council cannot demonstrate a five year supply of housing land, its policies remain out of date “albeit housing supply policies” do not now include policies ST/6, DP/1(a) and DP/7. As such, and in accordance with the decision of the Supreme Court, para 14 of the NPPF is engaged and planning permission for housing should be granted, inter alia “unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole ...”
33. This means that even if policies are considered to be up to date, the absence of a demonstrable five year housing land supply cannot simply be put to one side. Any conflict with adopted policies ST/6, DP/1(a) and, DP/7 is still capable of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit in terms of housing delivery of the proposed development in terms of a residential-led development cannot simply be put to one side. The NPPF places very considerable weight on the need to boost the supply of housing, particularly affordable housing, particularly in the

absence of a five year housing land supply. As such, although any conflict with adopted policies ST/6, DP/1(a) and, DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing the delivery of housing, particularly in the absence currently of a five year housing land supply.

34. A balancing exercise therefore needs to be carried out. As part of that balance in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefits a proposal brings in terms of the delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including where engaged policies ST/6, DP/1(a) and DP/7 which seek to direct development to the most sustainable locations – is so great in the context of a particular application such as to significantly and demonstrably outweigh” the benefit in terms of the delivery of new homes that planning permission should be refused.
35. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal.
36. 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.
37. The site is located outside both the Caldecote and Hardwick village frameworks, in the open 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 6 dwellings would therefore not under normal circumstances be considered acceptable in principle since it is contrary to this adopted and emerging policy.
38. Development in Group Villages (the current and emerging status of Caldecote) 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.
39. By proposing 6 dwellings, the scheme would meet 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.’
40. 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. Similarly, each planning application must be assessed on its own merits.

41. The proposals are assessed below against the social and economic criteria of the definition of sustainable development.

Environmental Sustainability

Landscape and Countryside Impact

42. The site is enclosed by development on all three of its shared boundaries. Whilst there would be a clear intensification to the site the impact to the landscape and countryside would be negligible in this instance. The proposed development would accord with policy DP/2 and NE/4 of the Local Development Framework by preserving local character. Another more detailed assessment will need to be made when considering each of the reserved matters schemes.

Loss of trees, hedgerows and ecology enhancements

43. The Council's Tree and Landscape Officer has worked alongside the applicant to retain the most important trees/hedgerows on and around the application site including the Tree Preservation Orders.
44. There are a number of trees in the centre of the site at present that are of limited ecological value and will need to be removed as part of any reserved matters scheme. A condition will be implemented on any decision notice for details of ecological enhancement.

Social Sustainability

Sites accessibility to services and facilities

45. Paragraph 7 of the NPPF states that the social dimension of sustainable development includes the creation of a high quality built environment with accessible local services. As such, this scale of development must be considered in light of the facilities in Caldecote and the impact of the scheme on the capacity of public services.
46. The site lies adjacent to a petrol filling station which has a small convince store. On the opposite side of the road adjacent to the roundabout, is a bus stop with regular bus services into Cambridge and into Cambourne Monday-Sunday. The site is within an accessible distance form these facilities.
47. Other facilities within Caldecote including the primary school, social facilities and sports facilities would be some distance from the site and therefore, might put off some occupiers from walking and cycling to the facilities on a daily basis. However, those people that do wish to walk or cycle would be able to do so on a safe and lit footway with the majority of the route being aligned with residential houses.
48. In this instance, there would be some conflict with policy DP/1(a) and para 7, however, it is not considered to be adverse to an extent that it would outweigh the benefits of the provision of additional housing and self-build housing in the context of the Council's lack of a 5 year housing land supply and the Councils status as a Vanguard authority.

49. The Council would not request any contributions toward community facilities or public open space given the size of the site and the proposal being under 10 units.

Self-build and custom-build concept in decision-making

50. In March 2015 the government introduced the Self-build and Custom Housebuilding Act 2015 (the 2015 Act). This places a duty on certain public authorities to maintain a register of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects and places a duty on public authorities to have regard to those registers in carrying out planning and other functions including housing, regeneration. The 2015 Act now also places a legal duty on authorities to grant sufficient development permission to meet the demand for self-build and custom build in its area.
51. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications shall be determined in accordance with the development plan, unless material considerations indicate otherwise. At present Council does not have a specific adopted or emerging local planning policy for the provision of self-build and custom build sites in the district. Therefore, in determining this application members will need to have regard to national planning policy.
52. In terms of national planning policy, paragraphs 47 and 50 of the NPPF seek to significantly boost and deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mix communities.
53. The national planning guidance note para 14 states 'registers that relate to the area may be a material consideration in decision taking'. The concept does, however, needs to be weighed against all other material considerations by the decision maker.
54. In 2015 South Cambridgeshire District Council successfully bid for and won DCLG funding to become a Right to Build Vanguard Authority. Since then the Council has created a self and custom build function which aims to support people to design and build their own homes at potentially a lower cost than buying an existing property.
55. Off the back of this and in accordance with the 2015 Act, the Council maintains a register which currently is 700 people interested in a serviced plot within the district. Given that the Council have progressed to becoming a vanguard authority and given the number of members on the register, both factors are considered to be a material consideration to the determination of any planning application. The provision of serviced plots will also meet the aims of paragraph 50 which seek to deliver a wide choice of homes which in turn could significantly boost the supply of housing.
56. The proposed development if approved will make a small contribution to the demands of the register at first observation, but given, that it's a relatively new concept for the Council as a vanguard authority and that it's unusual for a site of six units to come forward under a single consent, officers advise that substantial weight should be given to these factors in favour of the development.

Affordable housing provision

57. As mentioned previously in para.50, planning law requires that planning applications shall be determined in accordance with the development plan, unless material

considerations indicate otherwise.

58. Development Control Policy HG/3 of the Council's adopted Development Plan Document July 2007 requires the provision of affordable housing at a threshold of two properties, but the Council has proposed raising this threshold to three to secure consistency with policy H/9 of its emerging Local Plan.
59. A Written Ministerial Statement (WMS) was issued on 28 November 2014 which seeks to limit affordable housing and tariff style section 106 contributions to developments that are of ten units or less, and which have a maximum combined gross floor space of 1,000 square metres.
60. Although weight may be given to the WMS in the determination of planning applications, it has been accepted by the Minister and, recently by the Planning Inspector in a letter of March 2017 to the London Borough of Richmond upon Thames that the WMS does not of itself override an inconsistent policy in an adopted development plan, which, by s.38(6) of the Planning and Compulsory Purchase Act 2004 is the starting point for any planning decision.
61. Such an approach also accords with the decision given by the Court of Appeal in R (West Berkshire DC) v Secretary of State for Communities and Local Government [2016] 1 WLR 3923. There is now a growing body of appeal decisions where the policies of an adopted development plan continue to be given weight in planning decisions notwithstanding that these policies do not conform with the affordable housing thresholds set out in the WMS.
62. Since the Court of Appeal decision as to the WMS the Council has successfully defended two appeals where the Council's justification, derived from local circumstances, as to the provision of affordable housing on smaller sites was accepted by the Planning Inspector. The local circumstances include:
 - The high level of housing need across the District
 - That the blanket policy would prevent affordable housing being delivered in 87 out of 105 of our villages (Group Villages and Infill Only Villages)
 - That the development control policies recognise viability in decision taking
 - The Council has a strong track record of delivering affordable housing on market led sites (of 2 or more dwellings) since 2007
 - That the Council have proved (through completed viability appraisals) that the vast majority of schemes including the two appeal schemes remained viable whilst providing affordable housing
63. Therefore, affordable housing provision is material to the determination of this planning application and you are advised to give full weight to policies HG/3 and H/3 of the Local Development Framework.
64. Given the nature of the proposed development, it would be unrealistic to seek affordable housing provision in the usual manner onsite. However, in lieu of policy led onsite provision, it is considered that a commuted sum policy approach be applied in this case.
65. As this is the first application of this nature and given that it's a pilot scheme, the Council's Housing Development Officer (Growth) estimated the commuted sum payment based on the difference in residual value between a viable developments of 6 houses providing 40% affordable housing. This was based on the estimated costs provided by the applicant with reference to BCIS. The Homes and Community Agency

DAT models were also produced. The commuted sum value is in this instance for the whole site would amount to £155,452.

66. The applicant has offered to complete a s106 Agreement in which (i) 50% of the commuted sum attributable to each of the six plots will be payable prior to the first occupation of each dwelling (ii) in the event there is a disposal of the property within 3 years of the date of first occupation then the remaining 50% of the commuted sum falls to be paid to the Council and after the 3 year period the liability for the remaining 50% falls away; (iii) an obligation that the property will be the purchaser's main residence for the three year period; and (iv) the purchaser of a plot on the site must be on the Council's self build register.
67. On this basis and in the absence of any specific existing policy, officers are content that all reasonable measures have been explored in order to secure an affordable housing contribution and at the same time ensuring that the Council's affordable housing policy does not prove to be a barrier to the self-build project. Whilst the application does involve a departure from the usual application of policy HG/3 and H/3 and the affordable housing SPD, very special circumstances are considered to be evidenced and justified in this particular case with weight being applied to the objectives of the 2015 Act and the Council's vanguard authority status.

Economic Sustainability

68. The provision of 6 new dwellings might 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 have limited benefit to the local economy given the size of the development.
69. Overall, it is considered that the proposed development would achieve the social and economic elements of the definition of sustainable development.

Density and Mix of development

70. The scheme would be of a lower density than required by policy HG/1 of the LDF and emerging Local Plan policy H/7 at approximately 8 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 in the countryside and that it is a self-build pilot site it is considered that this proposal would meet the exception tests of the current and emerging policy with regard to the density of development.

Design, appearance and scale

71. All of these matters are to be considered at reserved matters stage. Officers are of the understanding that each of the individuals will be submitting a reserved matters application for each plot. This is likely to be at different times.
72. The application is for six units only therefore officers do not consider it necessary to impose a condition for a design code. This is no different than any other application of this scale within the district. However, design clues and the general scale of development should be taken into account together with the surrounding area before drawing up a reserved matters application.
73. The majority of development along this part of St Neots Road is single storey or one-half storey units. The units are set back from the main road in order to retain a

treed/hedgerow frontage. These factors help in retaining the semi-rural and edge of village feel to the area. Therefore, tall two or three storey buildings are unlikely to be acceptable in this location. At this stage, officers do not think it's reasonable to restrict heights of the development given that these matters can be addressed in the reserved matters.

Trees

74. The District Council Tree Officer has raised no objections to the proposals subject to a condition should be applied to ensure compliance with the tree protection plan and strategy that has been provided by Writtle Forest..

Ecology

75. The Ecology Officer has raised no objections to the application following the submission of Great Crested Newt details. Measures to protect nesting birds and ecology enhancements will need to be included on any decision notice. Updated biodiversity management plan will need to be submitted addressing the points raised by the ecology officer. As such the proposals comply with policy NE/6.

Highway safety and parking

76. Given the relatively 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. The plans were updated to ensure the access has the requested visibility splays.
77. The proposals are therefore considered to comply with the requirements of policy DP/3 in terms of highway safety and the traffic generated as agreed by the Local Highways Authority.

Residential amenity

78. The application is in outline 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. Given the low density of the site, officers consider there will be sufficient room on the site accommodate the dwellings.
79. Issues relating to overlooking, overshadowing or causing a loss of privacy cannot be assessed at outline stage given the limited details that have been submitted with the application. Any reserved matters application will need to ensure each factor has been sufficiently mitigated in accordance with the Councils standards in the District Design Guide SPD. Once each reserved matters application is approved this will become a material consideration for the other plots to address in the design.
80. Given the site lies adjacent to the petrol filling station a noise assessment was submitted and considered by the Council's Environmental Health Officer. The report recommended that noise mitigation measures should be included in any detailed design stage and that the existing noise impacts would not cause adverse impacts to residential amenity.
81. 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.

82. 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 in accordance with policy DP/3 which seeks to prevent an unacceptable impact on residential amenity.

Surface water and foul water drainage

83. The site is located within flood zone 1 (lowest risk of flooding). 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.
84. On the issue of foul water drainage capacity, the Inspector determining the appeal for 140 dwellings east of Highfields Road stated that 'incidents of flooding and breakdown have occurred at the pumping station, leading to smells and noise, but Anglian Water has indicated that the pumping station has the capacity to pump the additional outflow from the proposed development. On the face of the evidence, there is no reason to consider that foul drainage is a reason to dismiss the appeal.'
85. Whilst the issues relating to drainage are noted, given that there is capacity within the network and the issues are connected to maintenance of the network, there are no grounds to refuse the application in this regard that could be successfully defended at appeal. A condition will be included on any decision notice for a foul water.

Other matters

86. Contamination

The site is considered to be a low risk in relation to land contamination and as such an informative as recommended by the Contaminated land officer can be included.

Archaeology

87. Cambridgeshire County Council records indicate that the site lies in an area of high archaeological potential, situated to the south of Roman settlement (Historic Environment Record reference MCB16337).
88. To the north west is post-medieval moated site (01099). To the north east is Middle Iron Age farmstead (MCB16338) and Roman driveway (MCB18507). Geophysical and aerial photography surveys at Bourn Airfield to the west have revealed extensive cropmark evidence (ECB4694) and archaeological investigations to the south east at Highfields Road have revealed evidence of Iron Age settlement and occupation and post-medieval cultivation (ECB4622).
89. The County Council have not objected to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition such as the model condition.

Conclusion

90. Given the fact that the Council cannot currently identify a five year supply of housing land, 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.

91. The proposed development would provide a modest number of dwellings, all of which will be homes for self-builders. The development would also provide a commuted sum towards off-site affordable housing provision. These are benefits which should be given significant weight in the determination of the planning application.
92. It is considered the proposal would not result in a significant adverse impact on the character of the landscape. The design and appearance of the units will need to be resolved at the reserved matters stage. However, it is considered that the number of units proposed could be achieved in a manner that would preserve the residential amenity of neighbouring properties.
93. Although the site is located outside the development framework of a group village, accessibility to services and to public transport is considered adequate. The weight that can therefore be attached to the conflict with policies DP/1(a) and DP/7 which are intended to ensure that development is directed to the most sustainable locations in the district is limited under the current circumstances.
94. In terms of the balance required by para 14 of the NPPF, the absence of a five year housing land supply means the conflict with these policies is not considered to significantly and demonstrably outweigh the benefits of the proposal particularly in terms of the contribution which it would make to providing self-build plots.
95. Officers recommend that the Committee delegates to the Joint Director for Planning and Economic Development to grant planning permission subject to:

Section 106 Agreement

96. The prior completion of a s106 Agreement to secure the following heads of terms or as may be reasonable in the circumstances and agreed by the planning officer and Chairman

Conditions

97.
 - (a) The development shall be carried out in accordance with the following approved plans: 0140-001revB, Location Plan 1:2500
(Reasons - To facilitate any future application to the Local Planning Authority)
 - (b) Approval of the details of the layout of the site, the scale and appearance of buildings, the means of access and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)
 - (c) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - The application is in outline only.)
 - (d) Prior to the commencement of any development on the specific plot the development relates to, 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.)

- (e) Prior to the commencement of any development on the specific plot the development relates to, 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.)
- (f) 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.)
- (g) Two 2.0 x 2.0 metres visibility splays shall be provided in accordance with drawing no.0140/001B. The splays are to be included within the curtilage of each of the new dwellings. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.
(Reason - In the interest of highway safety in accordance with DP/3 of the Local Development Framework)
- (h) 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.)
- (i) All works shall proceed in strict accordance with the recommendations detailed in section 4.2 of the Extended Phase 1 Habitat Survey report Revision 02 (Prime Environment Limited, March 2017). This shall include avoidance and mitigation measures for great crested newts, reptiles, nesting birds, bats and badgers. In addition all loose materials which could be colonised by great crested newts shall be stored off-ground during work for examples on skips or pallets. If any amendments or recommendations as set out in the report are required, the revisions shall be submitted in writing to and agreed by the Local Planning Authority.
(Reason - To minimise disturbance, harm or potential impact on protect species in accordance with policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007)
- (j) A Biodiversity Management Plan (BMP) for the whole of the site shall be

submitted to the Local Planning Authority for approval in writing before any works commence on site (this does not include site clearance or any other investigation work). The content of the BMP shall include:

- Description and plan showing the features to be managed including areas of retained habitats and a specification for created or enhanced habitats including an area suitable as a reptile Receptor Site;
- A protocol for how works will proceed if more than five reptiles are found during site clearance or if any reptile is killed or injured;
- Aims and objectives of management;
- Prescription of management actions;
- A work schedule i.e. an annual work plan; and
- Details of responsibilities for the long-term funding and implementation of the plan including 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 and policy NE/6 of the adopted Local Development Framework 2007)

- (k) Any reserved matters application should take into account the recommendations and findings of the Acoustical Control Engineers and Consultants report dated 5 December 2016. Further noise analysis will be required at detailed design stage.

(Reasons - To ensure the development does not have an adverse impact on indoor or outdoor acoustic environment in accordance with NE/15 of the adopted Local Development Framework 2007)

- (l) All works shall proceed in strict accordance with the recommendations detailed in Writtle Forest Plan No.001Rev1 and Arboricultural Implication Assessment dated 03.08.2016.

(Reasons - To ensure the development preserves the character of the local area in accordance with DP/2 and NE/16 of the adopted Local Development Framework 2007)

Informative

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

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/1124//17/OL

Report Author:

Rebecca Ward
Telephone Number:

Principal Planning Officer
01954 713236

Agenda Item 11

S
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/2177/16/FL

Parish(es): Waterbeach

Proposal: Erection of 20 dwellings including affordable dwellings, a local play area, internal roads, associated alterations to highway and pedestrian access, and modifications to junction arrangements

Site address: Land off Gibson Close, Waterbeach

Applicant(s): Enterprise Property Group Limited

Recommendation: Delegated approval (to complete section 106 agreement)

Key material considerations: Five-year supply of housing land
Principle of development
Design, layout, neighbour amenity and energy efficiency
Impact on the Conservation Area
Landscape and Trees
Ecology
Housing density and mix
Affordable housing provision
Highway safety and parking
Flood risk and Drainage
Environmental health
Developer contributions

Committee Site Visit: 08 August 2017

Departure Application: Yes (advertised 12 April 2017)

Presenting Officer: Bonnie Kwok, Principal Planning Officer

Application brought to Committee because: Approval of the planning application would represent a departure from the Local Plan

Date by which decision due: 31 August 2017 (Extension of time agreed)

Executive summary

1. As amended, this is an application for full planning permission for the erection of 20 dwellings and associated works. The proposed development would not normally be considered acceptable in principle as the site lies outside, albeit immediately adjacent to, the village development framework of Waterbeach. However, as the Council does not currently have a 5-Year Housing Land Supply (5YHLS), the adopted Local Development Framework policies in relation to housing land supply cannot be considered up-to-date. The '*National Planning Policy Framework*' (2012) (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.
2. In this case, there are no relevant housing land supply policies against which this application should be considered. While the scale and location of the development is in conflict with Policies DP/1a and DP/7 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007) these impacts whether taken individually or collectively are not considered to significantly and demonstrably outweigh the benefits. These are a contribution of 20 dwellings (45% affordable) in a sustainable location close to shops and services, towards the Council's housing shortage; contributions towards the local economy; and creation of jobs during the construction period. Therefore, it is considered that the proposals achieve the definition of 'sustainable development' set out in the NPPF and are recommended for approval.

Relevant planning history

3. Site

APP/W0530/A/03/1112282 – Appeal against refusal S/2234/02/O – Dismissed

4. Adjacent sites

S/1439/15/FL – Conversion of building to form a pharmacy and two flats and parking (5, Greenside) - Approved

S/1564/91/O – 6 dwellings (Land to the north of Queensway) – Refused

S/0621/90/F – Office and three garages (3, Greenside) – Approved

S/1299/90/O – Dwelling (Land rear of 9, Greenside) – Refused

S/0102/83/F – Garage and extensions (The Sheiling, Cambridge Road) – Approved

National Planning Guidance

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

Planning Policies

6. The extent to which any of the following policies are out-of-date and the weight to be attributed to them are addressed later in the report.

'South Cambridgeshire District Council Local Development Framework Core Strategy Development Plan Document' (2007)

7. ST/2 Housing Provision
ST/5 Minor Rural Centres

'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document' (2007)

8. 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

South Cambridgeshire District Council Local Development Framework Supplementary Planning Documents (SPDs)

9. *'SCDC LDF Open Space in New Developments SPD' (2009)*
'SCDC LDF Affordable Housing SPD' (2010)
'SCDC LDF Trees & Development Sites SPD' (2009)
'SCDC LDF Landscape in New Developments SPD' (2010)
'SCDC LDF Biodiversity SPD' (2009)
'SCDC District Design Guide SPD' (2010)
'SCDC Development Affecting Conservation Areas SPD' (2009)

'South Cambridgeshire Local Plan Proposed Submission' (2013)

10. 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/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

Waterbeach Parish Council – comments on the 20-dwelling scheme:

11. Email dated 26 April 2017

Waterbeach Parish Council strongly reiterates the objections it has forwarded previously and the reasons for them. In addition, the Parish Council objects to the view expressed by County Highways that the proposed modifications to the highway are an improvement. They involve an additional unwelcome maintenance obligation in a conservation area, i.e. cutting the grass and do not resolve the safety risks to pedestrians (both on footway and roadway), nor the very tight access onto Greenside. The Parish Council suggests that alternative access into proposed site through the opposite end (Poors Road) is explored. The Parish Council was made aware of recent County Highways comments through a resident and would request it is consulted should they comment further. Finally and in view of the above, the Council requests this application is taken to the Planning Committee.

12. Email dated 6 April 2017 (which updates an earlier response)

Waterbeach Parish Council objects to this planning application on the following grounds:

- 1) The Council strongly objects to the suggested alteration to the pavement and tarmacked area adjacent to 1 Greenside and the properties following on from this. The Council concurs with the comments of the Planning Consultation Response from South and City Highways recommending refusal, inter alia *"The bollards as shown do not seem to be required for any practical reason.*

Their installation will merely represent a maintenance burden for the Highway Authority. The use of pedestrian Deterrent Paving serves no highway function and would be an unacceptable hazard in an area where pedestrians have the right to pass and re-pass. The cobbles will cause problems to the residents of Waterbeach. The Council asks that this is not deemed to be decided a reserved matters.

- 2) Concerns were raised on traffic issues with the relocation of the village pharmacy close to the junction of Gibson Close which will bring an increase in vehicles and people trying to park, and use the pharmacy in an already heavily congested area. There is also the problem with deliveries for the pharmacy which has very limited parking. These issues have already impacted heavily on the Disabled Access for the pharmacy. The Council concurs with the comments of the Planning Consultation Response from South and City Highways recommending refusal, inter alia "The proposed footway is too narrow dimensioned at 1.3m ... it would not permit two-wheel chair users or buddies to pass each other without one having to entire the live carriageway. The vehicular access is too narrow dimensioned at 4.8m. It is required to be a minimum 5m for the first 5m to allow two average sized domestic vehicles to pass each other with relative ease and to avoid unnecessary manoeuvring within the adopted public highway as there is a tendency for vehicles to reverse out onto the adopted public highway when faced by an exiting vehicle on a narrow road which would result in an unnecessary hazard on the adopted public highway."
- 3) The Bus Stop opposite Gibson Close also adds traffic congestion when buses (including school buses) are parked to pick and drop off passengers.
- 4) A protected tree on the plans appears to show that its root system will be concreted over.
- 5) Greenside already experiences flooding in its cellar and the road regularly floods outside it on the junction of Chapel Street, Greenside and Gibson Close. The nearby property of Muff's Cottage sits 2 feet below ground level, with the addition of further run-off rain water with nowhere to go this will only increase an already problem area. The increased height of the development is likely to exacerbate this problem.
- 6) The existing residents are concerned that the water meters which serve their properties in Gibson Close are in the centre of the entrance to Gibson Close.

13. **Councillor Ingrid Tregoing** - asks the Council to take note of the comments made by R. Youell of 1, Greenside, Waterbeach. The following concerns about the proposed development are raised:

- 1) It will change the street scene
- 2) It will negatively impact the safety of road users and pedestrians
- 3) It will exacerbate the local drainage issues
- 4) Bollards – these are not considered to be necessary or in keeping with the existing built fabric of the village. They will change the look of the street scene and create an unnecessary maintenance burden.
- 5) Pedestrian deterrent paving – this is unnecessary and completely out of character with the surrounding area. It has the potential to cause accidents.
- 6) Drainage – whether the increase in the site level will impact on neighbouring properties.
- 7) Safety – recommends that the junction between Chapel Street and Greenside be modified with the view to improve safety.

South Cambridgeshire District Council Environmental Health Technical Officer

14. No objections subject to standard conditions in respect of construction and delivery times, use of pile foundations and submission of details of any external lighting scheme. Informatives recommended re burning of waste, prevention of noise and dust during construction works

South Cambridgeshire District Council Contaminated Land Officer

15. The Council's Contaminated Land Officer has reviewed the '*Interim Site Investigation Letter Report*' by TRC and the '*Phase I/II Geoenvironmental Site Assessment*' (July 2016) by TRC, and commented that a condition relating to contaminated land investigation is not required.

South Cambridgeshire District Council Historic Buildings Officer

16. The site is immediately adjacent to the conservation area boundary though close-range views through to the site are limited as it sits behind the housing along Greenside and Cambridge Road. The mature trees in and around the site make a positive contribution to the rural setting of the conservation area and should be retained wherever possible.
17. The views into the development will be largely limited to the vehicular entrance along Gibson Close. The proposed parking court at the entrance to the site is disappointing, especially given its proximity to the existing car park, but views of it from the conservation area will be limited and at a distance, and the effect will therefore have a neutral effect on the setting of the conservation area.
18. The applicant has submitted a design for the entrance to the site. This entrance lies at the heart of the conservation area, opposite the village green and is adjacent to a Grade II listed building (5, Greenside). There is currently a very wide tarmac pavement area which represents an opportunity for enhancement. The proposals include limiting the footpath to 2m wide, replacing the majority of tarmac with a grassed verge and, introducing bollards and a strip of pedestrian paving in front of the buildings.
19. I welcome the addition of the grass, and consider this to represent an enhancement of the conservation area. I am less convinced by the introduction of grass in front of 5, Greenside, as this is a very small wedge of grass, with a long narrow taper, and does not appear to take into account vehicular access between numbers 5 and 7, Greenside. The small patch of grass is likely not to grow well or be difficult to maintain, and it probably not worth laying in this location, especially with the introduction of a pharmacy. Perhaps raised planters on top of the existing pavement would be preferable in this location to add some greenery, and prevent ad hoc parking.
20. The introduction of trees, bollards and grassed areas within the conservation area is worthy of additional consideration (e.g. the applicant should demonstrate a full understanding of services in suggested location etc.), so I recommend a condition is attached to any permission requiring further details of these items to minimise the potential for any harm to the conservation area, and ensuring a robust design solution is achieved.

South Cambridgeshire District Council Urban Design Consultant

21. The first-floor bay window to Plot 4, Drawing no: PL (21) 02 Rev P3 looks awkward - it is too wide and has poor proportions. I would suggest that this bay is replaced by a narrower bay, preferably of double-height, to improve the natural surveillance of the car park area. I would recommend that the size and detailing of the bay window is conditioned.
22. Comments on revised layout: Drawing no. Site Plan PL (90) 01 Rev P3 and Landscape Strategy Proposals 1833 01 Rev E - The revisions have not fully addressed my concerns in respect of the car parking area being too close to the entrance of the site. There has, however, been some improvement in the general arrangement of dwellings when compared to the 18-dwelling scheme. I therefore do not object to the application.

South Cambridgeshire District Council Landscape Officer

23. I am disappointed that the applicant has still indicated close boarded fencing around the site boundary to the north and west of the site. Paragraph 6.15 of the '*SCDC District Design Guide SPD*' (2010) states that the edges of new development should blend into the landscape by means of lower density towards the perimeter, with increased planting predominately of native species. The use of close-boarded fencing along development edges is not appropriate within a rural context, which is generally local hedging species or a post and rail fence.
24. Ideally, the applicant should refer to Paragraph 6.15 of the '*SCDC District Design Guide SPD*' (2010), which states that a detailed analysis of the adjacent built environment should form the foundation of any design, in order to understand how the proposal will relate to its surroundings. Considerations include: the distance of building fronts from the pavement edge; heights, positions and types of boundary treatment.
25. An analysis of footpaths no. 247/1 and 247/2, which run along the north and western boundary, would ascertain that the local boundary treatment could include the following:
 - Post and wire with mixed native hedging
 - Post and mesh with mixed native hedging
 - Mixed native hedging
26. The proposed development should sit comfortably within its landscape and respond/respect the local landscape characteristics. Applicant to reconsider the boundary treatments.

South Cambridgeshire District Council Tree Officer

27. I am pleased to see that the latest layout allows for the sustainable retention of existing trees. I withdraw my previous objections in view of the amended plans. There only remains the outstanding matter of the provision of an updated tree protection scheme to reflect the amended layout but this can be secured by conditions.

South Cambridgeshire District Council Ecology Officer

28. The false acacia/honey locust tree is stated as being outside of the site boundary by the tree survey but it is unclear whether this is the case in the '*Preliminary Ecological*

Appraisal'. If the tree is outside of the site boundary, I am satisfied that the proposals are unlikely to impact on a potential bat roost. The ash tree beside the north-east boundary is adjacent to a parking area and frontage of several houses. It needs to be established whether it is feasible that light spill onto the tree can be sufficiently restricted in this area, e.g. through use of bollard light rather than column-mounted lighting. This is because bat roosts are protected from disturbance under UK and EU law. In the absence of bat survey information, the application/agent should note that the lighting design will need to demonstrate that light spill will be below 1 lux onto potential bat roost features or potentially important flight lines. This can be secured by way of a condition.

29. I am satisfied otherwise that the scheme will meet ecological legislation and planning policy, providing the recommended mitigation measures and a scheme of biodiversity enhancement in accordance with the NPPF and local planning policy are secured through appropriately-worded conditions if consent is granted. If the queries regarding the ash tree and false acacia can be resolved, please attach appropriately-worded conditions to cover ecological mitigation and biodiversity enhancement.
30. The applicant and design team should note that the Council has a target of 50% of in-built provision for bat roosts, bird nest boxes and invertebrate habitat in new dwellings as detailed in the '*SCDC LDF Biodiversity SPD*' (2009). The enhancement scheme should also include native planting of diverse meadow seed mixes or shade tolerant native ground flora in the area below the trees in the south-east corner of the site and within the public open space; and measures to ensure connectivity through the site for hedgehogs.

South Cambridgeshire District Council Affordable Housing Officer

31. The site is located outside of the development framework of Waterbeach and would normally 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 '*South Cambridgeshire Local Plan Proposed Submission*' (2013). However, as this site is a '*Five-year land supply*' site, it should provide a policy compliant of (40%) level of affordable housing.
32. The local housing need for Waterbeach is: 103 people on the waiting list for rented accommodation and 27 for intermediate accommodation. The affordable housing delivered within the proposed development is nine dwellings which represents 45% of the total (20 dwellings), and exceeds the requirements of Policy HG/3 of the '*SCDC LDF Development Control Policies DPD*' (2007).
33. I can confirm that the proposed affordable housing scheme, i.e. 4 x one-bed flats (rented), 2 x two-bed houses (rented) and 3 x two-bed houses (shared ownership) would be acceptable to the Council's Affordable Homes Service.
34. The following criteria will be applied to the allocation of affordable homes:
 - The first 8 affordable homes will be allocated to those with a local connection to Waterbeach and the remaining one should be allocated to those with a district-wide connection.
 - 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.

South Cambridgeshire District Council Housing Development Manager

35. South Cambridgeshire District Council has agreed to purchase the nine affordable homes on this site from the developer Enterprise Property Group Limited. The units are Plots 1 to 7 plus Plots 19 and 20. The 9 affordable homes represents a 45% affordable housing contribution.
36. 6 homes will be for affordable rent and Local Housing Authority capped rents including service charges, and three homes will be sold as shared ownership with a 40% equity stake buy-in. This represents a 70/30 tenure split and is fully policy compliant.

South Cambridgeshire District Council Section 106 Officer

37. Details of the specific policy compliant contributions are discussed in detail in the main body of this report. Appendix 1 provides information on the level of planning obligations that South Cambridgeshire District Council has sought in respect of the proposed development.

Huntingdonshire District Council Environmental Sustainability Consultant

38. The document provided in support of this application is extremely light on detail, but based upon the figures included; the development appears to achieve the required carbon emissions reductions.
39. It may be worth noting that the applicant must ensure that the chosen configuration of solar photovoltaic panels gives the optimum output, otherwise there may be a need to increase the size of the system to ensure the minimum 10% carbon reduction from renewables is met.
40. As long as the proposed development delivers the savings suggested in the carbon modelling associated with this strategy, then the applicant should deliver a 10.22% reduction in carbon from the use of renewables, and is therefore compliant with the requirements of local policy.

The Local Highway Authority (LHA), Cambridgeshire County Council

41. No objections. Further to the submission of additional information the proposed works within the adopted public highway as shown on SLR's Drawing no. 10 Rev 2 is acceptable to the Highway Authority. The LHA would request that the Local Planning Authority condition that the highway works as shown on Drawing no. 10 Rev 2 are completed prior to first occupation.
42. The LHA recommends conditions re the proposed access be constructed so that its falls and levels are such that no private water or debris from the site drains or falls across or onto the adopted public highway and submission of a traffic management plan

Cambridgeshire County Council Lead Local Flood Authority (LLFA) Drainage Consultant

43. No objections. Recommends conditions such that 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. Details for the long-term maintenance arrangements for the surface water drainage system, including all Sustainable Urban Drainage Systems (SUDs) features, are also required.

Cambridge City Council Drainage Consultant

44. Supports overall principles of surface water drainage proposals. Requests that the applicant provides evidence of infiltration testing and details of management and maintenance of the system which can be conditioned.

Historic Environment Team - Archaeology, Cambridgeshire County Council

45. An evaluation was conducted at this site providing evidence of low archaeological interest confirming its location beyond the influence of the workings of the Roman Car Dyke in the vicinity. No further work will be required and we do not object to this development.

Growth & Economy Team, Cambridgeshire County Council

46. This proposal would result in an anticipated four children in the early-years age bracket, two of whom would qualify for free school provision. Cambridgeshire County Council's proposed solution to mitigating the early years aged children arising from this development and others in the area is to expand the school to provide 26 additional early-years places. The total cost of the project is £483,939 and contributions will be sought on a basis of £18,613 per place. The developer is required to contribute $£18,613 \times 2 = £37,226$ towards early years need.
47. This proposal would result in an anticipated three children in the primary need age bracket. Cambridgeshire County Council's proposed solution to mitigating primary need aged children arising from this development is to expand the school to provide 60 places towards primary education provision. The total cost of the project is £967,878 and contributions will be sought on a basis of £16,131 per place. The developer is required to contribute $£16,131 \times 3 = £48,393$ towards primary need.
48. No contributions are considered necessary in relation to libraries and lifelong learning, as Cambridgeshire County Council's forecast data indicate that there is sufficient facility to accommodate the additional population (42 residents) arising from this development.
49. In terms of strategic waste, this development falls within the Milton HRC catchment area for which there is insufficient capacity. This would generate a contribution of £3,800. However, as the HRC already has five S106 contributions pooled towards Cambridgeshire County Council's strategic waste project, it is prevented from seeking a further S106 contributions towards this project.
50. In terms of monitoring fees, the developer is required to contribute £150 for this development.

Travel for Cambridgeshire, Cambridgeshire County Council

51. Travel for Cambridgeshire requests £3,000 to cover the cost of conducting and monitoring annual residential travel surveys over a five-year period. This equates to $£3,000 \times 5 = £15,000$.

Definitive Map Officer, Cambridgeshire County Council

52. The Definitive Map Team does not have any further comments to make on the amended application (20-dwellings) on top of those made in the response in relation to the 18-dwelling scheme:

“Where a Public Right Of Way (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 2.5m must be left for footpaths and 5m 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.”
53. The guidance states that a minimum of 2.5m should be allowed for enclosed PROW. The actual width to be allowed is determined by Officers on the case by case basis.
54. Public Footpath No. 2; which runs down the western boundary of the site is recorded

as 10 feet wide (3m). The current proposals show boundary treatments of Plots 15 – 17 backing onto the Public Footpath. As the route is already recorded relevantly wider than would be expected of a Public Footpath (i.e. the Cambridgeshire County Council (CCC) standard of 2m), we are happy to not apply the 1m off-set condition to this route. However, the condition of marking up the definitive line of the footpath to the satisfactory of CCC prior to any development is crucial to ensure the full extent of the highway is not compromised by this development.

55. Public Footpath No. 1 runs along the northern side of the development and is recorded as 4 feet (1.2m). It is welcomed that this route will be opened to and accessible by the development site. However, any fencing that is proposed should be set back for the reasons stated above. However, from the landscaping drawings submitted, it would appear that fencing will sit the development side of the proposed hedgerow and so the requirement to set fencing back will be superseded by the requirement for hedgerows. The document clearly states that hedgerows must be planted at least 2.5m away from the route to ensure that future growth does not obstruct the path. I would therefore expect and require a minimum width of 3.7m allowed for Public Footpath No 1.
56. Also, I note your point regarding the future maintenance of any planting by a management company however, at this stage and going forward this can't not be guaranteed and if the maintenance was to not take place for whatever reason the CCC may have to take remedial action. I therefore would propose that no planting shall be erected on or within 2.5m of the Public Right Of Way. A number of Informatives are also recommended.

Cambridge Ramblers

57. The application site is located on what is described as 'scrubland'. Waterbeach Public Footpath No. 1 forms the north boundary, Public Footpath No. 2 the west boundary. The application states neither will be affected. No action taken. The new plans also specifically state that both footpaths will be retained. We will request that neither path should be obstructed during the building works.

NHS England Midlands and East (East)

58. Due to the size of this proposed development and the capped (five) number of capital contribution requests we can obtain for each infrastructure project; there is not an intention to seek Primary Healthcare mitigation on this occasion. NHS England would therefore not wish to raise an objection to the proposed development.

Environment Agency

59. The Environment Agency has no objection in principle to the proposed development and recommends informatives regarding surface and foul water drainage, contamination and conservation enhancement.

Anglian Water

60. No objections.
61. Assets affected - Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.
62. Wastewater treatment – The foul drainage from this development is in the catchment of Waterbeach Water Recycling Centre that will have available capacity for these flows.
63. Foul sewage network – The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

64. 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. 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.

Cambridgeshire Fire and Rescue Service

65. 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.

Representations

66. 18 letters (some of which are from the same addresses), have been submitted in relation to the application (9 objections, 1 supports the principle of affordable housing provision, 1 supports the overall development proposal and 4 seek clarification).
67. Responses that supports the proposals are summarised below:
- Happy with the plans (the original 18-dwelling scheme) as long as they do not change from those submitted in this application.
 - Supports the need for additional housing but considers it important to focus on the provision of smaller affordable dwellings that will attract fewer people and less vehicle movements.
68. Points of clarification raised are:
- How the proposed development relates to the Waterbeach new town, and that there is a need to consider impact of the proposed development on existing services and facilities. They would also like to know whether the strip of land immediately adjacent to their property lies outside the proposed development. (NB the strip of land immediately adjacent Sycamore House lies outside the proposed development).
 - Height of the fence along the southern boundary of the site, and would object to it if it is less than 2m, and the reason for the finished floor level and garage floor level are significantly higher than adjacent land.
69. The responses in objection to the proposals raise the following issues (summarised):
- 1) Pedestrian and highway safety regarding proposed works at Gibson Close/Greenside Junction.
 - 2) Impact of the proposed development on the public highways and access to the village pharmacy.
 - 3) Impact of the proposed development in relation to the location of bus stops and the operation of buses at Greenside.
 - 4) Tree root protection issues.
 - 5) Drainage issues associated with the proposed development.
 - 6) Issues concerning access to the water meters in Gibson Close.
 - 7) Impact of the proposed development on this site's ecology.

- 8) Impact of the proposed highway works on the setting of the Conservation Area
- 9) Impact of the proposed development on neighbouring amenity during construction phase

Site and Surroundings

70. The application site is located outside but immediately adjacent to Waterbeach's village development framework. The application site is located to the west of Gibson Close on the western edge of Waterbeach, and has a vehicular access from Gibson Close, providing direct access to the village centre. There is an area of pavement on Gibson Close, allowing for pedestrian access. The site is surrounded by residential uses to the north, east and south, and is contained by a close board fence. The site contains trees. There is a parcel of undeveloped land containing trees to the west of the site, with the wider countryside further to the west. There is a public footpath immediately adjacent to the northern and eastern boundary of the site, which provides pedestrian access to the wider countryside. The site itself is not within the Waterbeach Conservation Area, but part of the vehicular access is.
71. There are three existing dwellings in Gibson Close, which have their own parking area. There is a further parking area in Gibson Close used by the van rental business at 3, Green Side. The vehicular access rights that the existing occupiers have would be unaffected by the proposed development.
72. Waterbeach is defined as a Minor Rural Centre in the South Cambridgeshire settlement hierarchy. It is located to the north of Cambridge, approximately 9km from Cambridge City Centre and approximately 5.5km from Cambridge Science Park. It is accessible to the A10, which provides connections to both Cambridge and Ely and to the wider strategic road network including the A14 motorway. Waterbeach has a good range of services and facilities, and it is accessible by a range of modes of transport including buses and a train station.

Details of the proposals

73. The applicant seeks planning permission for the erection of 20 dwellings (nine of which are affordable dwellings) including a local play area, internal roads, associated alterations to highway and pedestrian access, and modifications to junction arrangements.

Planning Assessment

74. The key issues to consider in the determination of this application in terms of the principle of development are the implications of the Council's 5-Year Housing Land Supply (5YHLS) issue on the proposals, and whether Waterbeach in general and this site specifically allow the proposals to meet the definition of 'sustainable development' set out in the NPPF. Other issues to consider included the design, layout and neighbour amenity; the impact of the proposals on the Conservation Area; landscape and trees; ecology; housing density and mix; affordable housing provision; highway safety and parking; drainage; environmental health and; Section 106 contributions.

Principle of development

75. The NPPF requires councils to boost significantly the supply of housing and to identify and maintain a 5YHLS with an additional buffer as set out in Paragraph 47.
76. The Council accepts that it cannot currently demonstrate a 5YHLS 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.

77. 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 5YHLS. The affected policies that were listed in the Waterbeach appeal decision letters are: Policies ST/2 and ST/5 of the *'South Cambridgeshire District Council Local Development Framework Core Strategy Development Plan Document'* (2007) and Policy DP/7 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007) (relating to village development frameworks and indicative limits on the scale of development in villages).
78. 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 Document 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.
79. The decision of the Court of Appeal tended to confirm the approach taken by the inspector who determined the Waterbeach appeal. As such, as a result of the decision of the Court of Appeal, policies including ST/5 of the *'SCDC LDF Core Strategy DPD'* (2007) and DP/1 (a) and DP/7 of the *'SCDC LDF Development Control Policies DPD'* (2007) fell to be considered as "*relevant policies for the supply of housing*" for the purposes of the NPPF para 49 and therefore out of date.
80. However, the decision of the Court of Appeal has since been overturned by the Supreme Court in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as "relevant policies for the supply of housing" for the purposes of the NPPF. The term "relevant policies for the supply of housing" has been held by the Supreme Court to be limited to "housing supply policies" rather than being interpreted more broadly so as to include any policies which "affect" the supply of housing, as was held in substance by the Court of Appeal.
81. The effect of the Supreme Court's judgement is that Policies ST/5, DP/1(a) and DP/7 are no longer to be considered as "*relevant policies for the supply of housing*". They are therefore not "out-of-date" by reason of Paragraph 49 of the NPPF. None of these adopted policies are "housing supply policies" nor are they policies by which "acceptable housing sites are to be identified". Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in Paragraph 7 of the NPPF. It is considered that Policies

ST/5, DP/1(a) and DP/7 and their objectives, both individually and collectively, of securing locational sustainability, accord with and furthers the social and environmental dimensions of sustainable development, and therefore accord with the Framework.

82. However, given that the Council cannot demonstrate a 5YHLS, its policies remain out-of-date “albeit housing supply policies” do not now include Policies ST/5, DP/1(a) and DP/7. As such, and in accordance with the decision of the Supreme Court, Paragraph 14 of the NPPF is engaged and planning permission for housing should be granted, *inter alia* “*unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole ...*”.
83. This means that even if policies are considered to be up-to-date, the absence of a demonstrable 5YHLS cannot simply be put to one side. Any conflict with adopted Policies ST/5, DP/1(a) and DP/7, is still capable of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit in terms of housing delivery of the proposed residential development cannot simply be put to one side. The NPPF places very considerable weight on the need to boost the supply of housing, particularly affordable housing, particularly in the absence of a 5YHLS. As such, although any conflict with adopted Policies ST/5, DP/1(a) and, DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing housing delivery, particularly in the current absence of a 5YHLS.
84. A balancing exercise, therefore, needs to be carried out. As part of that balance, in the absence of a 5YHLS, considerable weight and importance should be attached to the benefits a proposal brings in terms of the delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including where engaged Policies ST/6, DP/1(a) and DP/7 which seek to direct development to the most sustainable locations – is so great in the context of a particular application such as to significantly and demonstrably outweigh the benefit in terms of the delivery of new homes that planning permission should be refused.
85. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal.
86. As part of the case of the applicant rests on the Council's current 5YHLS 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 this timescale, whereby weight can be given to the contribution the proposal could make to help address the Council's 5YHLS deficit. The Committee will see this is an application for full planning permission and thus details relating to scale, appearance and layout would be approved at this stage.
87. As the site is located outside the village development framework of Waterbeach, and in the countryside for planning purposes, Policy DP/7 of the ‘*South Cambridgeshire LDF Development Control Policies DPD*’ (2007) and Policy S/7 of the ‘*South Cambridgeshire Local Plan Proposed Submission*’ (2013) 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 20 dwellings would therefore, not under normal circumstances, be considered acceptable in principle, since it is contrary to the above policies. However, the conflict with Policy DP/7 needs to be assessed not just with regard to whether the policy continues to perform a material planning objective, but also whether it is consistent with the policies

of the NPPF.

88. Development in Minor Rural Centres (the current and emerging status of Waterbeach) is normally limited under LDF Policy ST/5 to schemes of up to an indicative maximum of 30 dwellings. Where development of a larger scale (9 to 30 dwellings) would place a material burden on the existing village services and facilities, the Council will use its power under Section 106 of the Town and Country Planning Act 1990 to secure financial contributions at an appropriate level towards their development or improvement. This planning objective remains important and is consistent with the NPPF's *'presumption in favour of sustainable development'*, by limiting the scale of development in less sustainable rural locations with a limited range of services to meet the needs of new residents in a sustainable manner.
89. In the 2003 appeal, mentioned in the 'Relevant Planning History' section above (Ref: APP/W0530/A/03/1112282), the Planning Inspector recommended that the application site and adjoining land should be included in the village development framework of Waterbeach, and considered that the site performed no useful townscape or landscape functions and that it could contribute towards meeting the District's housing needs as a windfall site.
90. The site was promoted through the 2004 Local Plan. The Planning Inspector considered whether the site (and two neighbouring sites) should be allocated for development. He said: *"From my visit, I concluded that the sites serve very little townscape or landscape function. Any limited 'green' views on the boundary of the Conservation Area to the east could be preserved through appropriate landscaping details at development control stage. In my view, the land represents a wasted resource and its more effective use should be encouraged in order to contribute towards the District's housing needs. There appear to be potential options for providing access to the objection sites across other underused sites to the south and east and I recommend that all three be brought into the village framework"*.
91. While the site was not included within the village framework boundary, judging from the comments of separate Planning Inspectors, it is clear that it would not have been wholly inappropriate to include the site within the village development framework to facilitate residential developments. The NPPF seeks to boost significantly the supply of housing, and introduces a *'presumption in favour of sustainable development'*, particularly in areas where housing related policies are considered out-of-date. The 2014 Waterbeach appeal decisions demonstrated that the Council does not have a 5YHLS, and there has been no change to that position since. In respect of the Council's 5YHLS deficit, the proposed 20 dwellings would help address the district's housing shortage.
92. The quantum of the proposed development, i.e. 20 dwellings, would have been considered acceptable if it was within the development framework. Waterbeach is considered to be one of the more sustainable Minor Rural Centres within the district due to its relatively close proximity to Cambridge (6 miles north of Cambridge), having regular bus services to and from Cambridge and train services to and from Cambridge, Ely, King's Lynn and London. Waterbeach has several shops, a primary school, a parish church and a Baptist church. It is expected that the village's services and facilities would be further enhanced by Urban&Civic and the Ministry of Defence's proposals to construct up to 6,500 dwellings, three primary schools, a secondary school and retail space at the former Waterbeach barracks and airfield. Given that the site is located adjacent to the development framework, it is not inappropriate to consider the scale of the development acceptable given the site's close proximity to local services and facilities. The location of the site is considered sustainable.

93. The following paragraphs examine the social, economic and environmental aspects of the proposed development in light of NPPF's definition of 'sustainable development'.
94. The development would provide a clear social benefit in terms of helping to meet the current housing shortfall in South Cambridgeshire through delivering an additional 20 residential dwellings, 45% of which would be affordable (9 units). The proposed affordable housing mix is considered acceptable by the Council's Affordable Housing Team. The housing mix of the market elements is considered to meet the objectives of Policy H/8 of the emerging Local Plan. The provision of 20 additional houses, including the 9 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 Waterbeach.
95. The proposed development includes areas of informal open space and a Local Area of Play (LAP), which is located towards the north-western part of the site. The LAP is overlooked by dwellings and provides an attractive feature for the proposed development and for users of the adjacent public footpath. In terms of formal open space for the proposed development, there are sports pitches for football and cricket, tennis courts and a bowling green at the recreation area off Cambridge Road, which is within walking and cycling distance of the application site. The design and layout of the proposed development includes pedestrian footpaths and pedestrian access routes through to the adjacent public footpath, which provides connections to the village and out to the surrounding countryside. 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 proposed LAP and informal open space contribute towards the social sustainability of the area by enhancing the existing open space provision of the local area.
96. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas advising that *"housing should be located where it will enhance or maintain the vitality of rural communities", and recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.*" The proposed development is located on the western edge of Waterbeach, close to the centre of the village and the main services and facilities within the village. It is within a short distance of the existing services and facilities on Green Side, Chapel Street and High Street, and within walking distance of the bus stops on Cambridge Road and Station Road and from Waterbeach Railway Station. This means that that residents and children of the proposed development could walk or cycle to those facilities within the village, and could access facilities and employment opportunities elsewhere, e.g. Cambridge and Ely by public transport.
97. The design and layout of the proposed development includes pedestrian footpaths and pedestrian access routes through to the adjacent public footpath, which provides connections to the village and out to the surrounding countryside. The site has good connections to Cambridge via a range of transport options. Therefore, future residents have opportunities to access the employment opportunities in Cambridge City or other areas via the regular public transport services or the surrounding motorway network to support the local economy.
98. The provision of 20 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.
99. In terms of environmental benefits, the proposed development would provide additional landscaping to enhance the surrounding landscape. It also provides the opportunity to

enhance wildlife habitats that will improve the ecological value of the land. Its sustainable location would help promote sustainable forms of transport by including walking and cycling facilities and providing good connections with the services and facilities within the village and to bus stops and the train station. The proposed development would also deliver a 10% reduction in carbon from the use of renewables, and is therefore compliant with the requirements of Policies NE/1 and NE/3 of the 'SCDC LPF Development Control Policies DPD' (2007).

100. Overall, it is considered that the proposed development would achieve the social, environmental and economic elements of the NPPF definition of 'sustainable development', subject to the mitigation measures recommended by the Council's specialists which can be secured by conditions and via a Section 106 agreement. Therefore, the principle of development is acceptable.

Design, layout, neighbour amenity and energy efficiency

101. LDF Policies DP/1 and DP/2 require new developments to be high quality and respond well to the site context. Policy DP/3 requires new developments to have regard to neighbour amenity. Policy NE/1 and NE/3 requires all new developments to be of a sustainable design and be energy efficient.
102. The main entrance and vehicular access to the proposed development would be from Gibson Close. The proposed development includes two new pedestrian access points onto the adjacent public footpath. The existing junction arrangements at the entrance to Gibson Close from Green Side would be modified, and Gibson Close would be resurfaced and upgraded to provide a new wider footway. The modifications to the junctions and footway are designed to prevent conflict between vehicles accessing the site and pedestrians. The width of Gibson Close complies with highway standards contained in 'Manual for Streets'. The case officer does not consider Gibson Close to remain as a private access road as a material consideration.
103. A variety of dwelling types and sizes are provided within the proposed development, with a denser housing typology near the site entrance and larger detached dwellings at the rear of the site. The dwellings would be two and two and a half storeys in height. All of the dwellings would have rear gardens that comply with the standards set out in the 'SCDC District Design Guide' (2010). The proposed play area would be well-landscaped and overlooked. The orientation of the proposed dwellings and the location of windows provide natural surveillance and overlooking within the proposed development and of the adjacent public footpaths.
104. During consultation, the Council's Urban Design Consultant did not raise objections but raised issues concerning the design of the first-floor bay window to Plot 4 and suggested that this bay is replaced by a narrower bay; and that the proposed car parking area is too close to the entrance of the site. The case officer considers the design of first-floor bay window to Plot 4 to be acceptable and would create an active frontage towards the 'arrival area'. Whilst the proposed car parking area is located close to the entrance of the site, the Local Highways Authority did not raise any issues in this regard. The case officer considers the location of the parking area to be acceptable.
105. In terms of neighbour amenity, the proposed dwellings are well laid out taking into account the need to protect neighbour amenity. There is a satisfactory separation distance between the proposed dwellings and the neighbouring properties on the eastern, southern and northern boundaries of the site. Boundary treatment can be conditioned to prevent overlooking onto the gardens located on the south and western boundaries of the site. The case officer also considers it necessary to impose a

condition requiring all the windows to the bathrooms of the proposed development (apart from any top high vent) be fitted with obscured glazing to protect the residential amenity of residents, in accordance with Policy DP/3 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

106. In terms of energy efficient design, the Council's Environmental Sustainability Consultant has reviewed the proposals and considered that the development shall achieve the required carbon emissions reductions as long as it delivers the savings suggested in the carbon modelling associated with the submitted renewable strategy. Therefore, the case officer considers it necessary to impose a condition requiring the proposed development to deliver the savings set out in the "Renewable Energy Statement" (June 2016) to deliver a minimum of 10% reduction in carbon from the use of renewables to accord with LDF Policies NE/1 and NE/3.
107. The design and layout of the proposed development has taken into account the characteristics of the surrounding area; the need to respect neighbour amenity and be energy efficient. The proposed development is considered to be of a good quality. As such, the proposals are considered to meet the objectives of Policies DP/1, DP/2, DP/3, NE/1 and NE/3 of the Local Development Framework.

Impact of the proposals on the Conservation Area

108. Section 72 of the Planning (Conservation Areas and Listed Buildings) Act 1990 requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area". LDF Policy CH/5 states that: "Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy and guidance contained in specific Conservation Area Appraisals (where they exist) and the *'SCDC District Design Guide'* (2010).
109. The entrance to Gibson Close is a visible part of the Conservation Area, but the land to the rear (within the Conservation Area) and the land where the proposed dwellings would be located (outside the Conservation Area) are less visible parts of it. There are views into and out of the Conservation Area from the application site. No.5 Green Side is a Grade II Listed Building, and is adjacent to the entrance to Gibson Close.
110. Gibson Close and Green Side are located within the Conservation Area, and as such the proposed modifications and improvements to Gibson Close and the junction on to Green Side would fall within the heritage asset and the impact of those changes need to be assessed. The land to be occupied by the proposed dwellings is located outside the Conservation Area, and as such it is the impact on the setting of the heritage asset that will need to be assessed.
111. The proposed modifications to the access into Gibson Close off Green Side would involve minor changes to the junction arrangements and the introduction of bollards, both of which are made for highway safety reasons. Those modifications would have no significant impact on the character and appearance of this part of the Conservation Area or on the Listed Building. It is important to note that in the 2003 Appeal Decision, the Planning Inspector concluded that the proposed changes to the access would be minimal in that case, and that the character and appearance of the Conservation Area would be preserved. The scale of the proposed changes to the access for this current application is similar. As such, the case officer considers that they would not result in

any significant impact. The resurfacing of Gibson Close, amendments to the kerbs, and widening and upgrade of the existing footway would be minor works, and are considered to enhance the appearance of this part of the Conservation Area. This view is shared by the Council's Historic Buildings Consultant who commented that "*the introduction of the grass as part of the proposed highways works is considered to have the potential to enhance the appearance of the Conservation Area*". The case officer agrees with the Council's Historic Buildings Consultant's suggestions in terms of imposing a condition to require the details of the highways works to be revised to result in a reduction in the number of bollards. This would ensure that the bollards are only introduced in areas that are necessary to support the objective of highway safety.

112. The Council's Historic Buildings Consultant did not raise objections to the proposed 20 dwellings in terms of its visual impact on the Conservation Area, and commented that whilst the proposed parking court at the entrance to the site is disappointing, especially given its proximity to the existing car park, the views of it from the conservation area will be limited and at a distance. Therefore, the proposed development will have a neutral effect on the setting of the conservation area.
113. The case officer concludes that the impact of the proposed development on the character and appearance of this part of the Conservation Area is acceptable. As such, it does not conflict with Section 12 of the NPPF or Policy CH/5 of the 'SCDC LDF Development Control Policies DPD' (2007).

Landscape and trees

114. The Council's Landscape Officer has no objections. However, concerns were raised in relation to proposed close boarded fencing around the site boundary to the north and west of the site. The use of close-boarded fencing along development edges was not considered by the Council's Landscape Officer as appropriate within a rural context and recommended hedging be introduced to the boundaries. However, this advice is contradictory to the advice given by the Cambridgeshire County Council's Definitive Map Officer, requiring that no planting shall be erected on or within 2.5m of the Public Right Of Way (PROW). The case officer considers that more weight should be attributed to the PROW requirement in the interests of promoting effective use and preventing obstruction. A condition can be imposed to ensure that the detailed design of the boundary treatment meets the PROW requirements. There is scope for planting to be introduced to the site's east and southern boundaries which are not affected by the PROW.
115. The Council's Tree Officer has no objections and is pleased to see that the latest layout allows for the sustainable retention of existing trees. Conditions have been recommended requiring the applicant to submit a tree protection plan prior to commencement of the development to ensure that the trees are protected during construction stage.
116. Waterbeach Parish Council refers to the root system of a protected tree being concreted over as part of the proposed development. The only protected tree is No. T012, which is protected because it is within the Conservation Area. Tree No. T012 is actually located outside the application site beyond the north-east corner of the site. As set out in the applicant's Tree Survey, only a small portion of the root protection area for No. T012 would be covered by hard surfaces, and it is recommended that linear root pruning of this tree is undertaken. The coverage of the root system for the protected tree is limited, and action is proposed to protect the roots within the proposed development. The Council's Tree Officer has not raised an objection on this matter, and has removed all objections following revisions to the layout. The materials that will be used

to cover the root system of the protected tree, and for all of the hard surfacing within the proposed development, would be submitted and agreed via a planning condition. It is likely that a permeable material would be used for the parking area in the vicinity of the protected tree, rather than concrete.

117. The proposed landscape plan is considered to meet the objectives of DP/2 of the Local Development Framework.

Ecology

118. The Council's Ecology Consultant has no objections and is satisfied that the scheme will meet ecological legislation and planning policy, subject to the applicant carrying out the recommended mitigation measures and providing a scheme of biodiversity enhancement which can be secured by conditions. The development therefore complies with Policy NE/6 of the Local Development Framework.

Housing density and mix

119. LDF Policy HG/1 specifies a district-wide density of 30 dwellings per hectare (dph) and a density of 40 dph in sustainable locations. Paragraph 47 of the NPPF now allows Local Planning Authorities to set their own approach to housing density targets to reflect local circumstances. The proposed development will have an average net density of 29 dph. This density is considered appropriate given the context of the site. It supports a high-quality layout and relates well to the housing density of the surrounding area.
120. 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. Policy H/8 of the '*South Cambridgeshire Local Plan Proposed Submission*' (2013) 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.
121. The market element of the proposed development comprises of 4 x two-bed dwellings, 3 x three-bed dwellings and 4 x four/five-bed dwellings. This complies with Policy H/8 of the '*South Cambridgeshire Local Plan Proposed Submission*' (2013).

Affordable housing provision

122. As this site is a 5YHLS site, it should provide a policy complaint of level (minimum 40%) of affordable housing. The local housing need for Waterbeach is: 103 people on the waiting list for rented accommodation and 27 for intermediate accommodation. The affordable housing delivered within the proposed development is 9 dwellings which represents 45% of the total (20 dwellings), and exceeds the requirements of LDF policy HG/3.
123. The Council's Affordable Housing team has confirmed that the proposed affordable housing scheme, i.e. 4 x one-bed flats (rented), 2 x two-bed houses (rented) and 3 x two-bed houses (shared ownership) would be acceptable to the Council's Affordable Homes Service and recommended criteria to ensure that the first eight homes will be allocated to those with a local connection to Waterbeach and the remaining one should be allocated to those with a district-wide connection. This can be secured by a Section

106 agreement.

Highway safety and parking

124. The proposed highway works at the junction of Gibson Close and Greenside comprising bollards, cobbles and a grassed area have been provided to address concerns about highway safety, and have been designed to remove the existing and potential conflict between pedestrians, vehicles and parked vehicles at this junction. The proposed bollards would prevent vehicles from parking on the pavement at this junction, and for this reason those works can be considered a benefit. The LHA has confirmed that the design of the highway works at this junction are acceptable subject to conditions dealing with site levels, materials and a construction traffic management plan. The proposed highway works will require a separate agreement and permission from the Highway Authority before they can be carried out.
125. Waterbeach Parish Council and neighbours refer to a potential conflict between the proposed development and the approved development for the conversion of No.5 Greenside to a pharmacy and two flats (Planning application reference: S/1439/15/FL). There is an existing access from this property on to Greenside which would remain. The documents submitted with the application at No.5 confirmed that sufficient on-street parking exists on Greenside to accommodate visitors to the pharmacy. There is no conflict between the access arrangements to Gibson Close and the pharmacy. The proposed bollards at the junction of Gibson Close and Greenside would improve highway safety and remove vehicle parking from this junction, which would minimise conflicts between different road users.
126. As set out above, the highway works proposed at the junction have been discussed and agreed with the LHA. It has previously been confirmed by the applicant that Gibson Close and the internal road layout for the proposed development will remain private, and not put forward for adoption by Cambridgeshire County Council. The width of the road and pavement within Gibson Close would remain as existing, but will be resurfaced following the installation of utilities and services infrastructure for the proposed dwellings. The internal road layout complies with '*Manual for Streets*' standards and are acceptable. The public footpath adjacent to the application site would provide an additional and alternative pedestrian access from the proposed development to Greenside, and two new access points onto the adjacent public footpath are provided to facilitate such pedestrian movements.
127. Waterbeach Parish Council and neighbours state that the bus stop on Greenside causes traffic congestion in this location. The location of the bus stop demonstrates that the application site is conveniently located and accessible by buses, making the proposed development sustainable in transport terms. It is expected that bus stops are conveniently located on main roads. The operation of buses requires a bus to stop at bus stops to pick up and drop off passengers, and this action typically takes a short amount of time. It is possible that cars would occasionally need to wait behind a bus when it is at a bus stop and oncoming vehicles do not allow it to pass, but it is considered that this would not lead to significant congestions or delays. The impact of the proposed development in relation to the location of bus stops and the operation of buses at Greenside is not considered significant to warrant a refusal of the application.
128. The Local Highways Authority (LHA) has raised no objections. The proposed highway works, as shown on Drawing no. 10 Rev 2, are considered acceptable. The LHA has recommended conditions and informatives to ensure the safe and effective operation of the public highways.

129. The car parking arrangements within the proposed development is provided by garages, off-street parking, a car port and a parking court. A total of 27 car parking spaces would be provided within the proposed development, with one car parking space for each of the affordable dwellings and some of the market housing, and two or three car parking spaces for each of the detached market dwellings. One secure cycle parking space will be provided within the curtilage of each dwelling.
130. Given the site's sustainable location, this parking and cycle parking provision is considered to meet with the standards set out in Policy TR/2 of the Local Development Framework.

Flood risk and Drainage

131. The site is located within flood zone 1 (lowest risk of flooding). Both the Lead Local Flood Authority (LLFRA) and the Council's Drainage Consultant from Cambridge City Council have no objections to the development proposals.
132. The proposed development includes a detailed drainage strategy to control surface water runoff, which has been discussed with the Lead Local Flood Authority (LLFA). At present, the surface water from the application site is uncontrolled because it is an undeveloped site. The LLFA and the Council's Drainage Consultant (Cambridge City Council) did not raise objections and recommended that conditions requiring details of the surface water and foul water drainage strategy, and future maintenance for the drainage system to be submitted for approval. Therefore, the proposed drainage strategy for the proposed development is acceptable. The Environment Agency also raised no objections on the basis that their recommended conditions are attached to the decision notice. These recommended conditions are considered appropriate and necessary by the case officer, as they would ensure: a satisfactory method of surface and foul water drainage; reduce the risk of pollution to the water environment; and prevent the increased risk of flooding in accordance with LDF Policies DP/1, NE/10 and NE/11.
133. Anglian Water has no objections and has confirmed that the foul drainage from this development is in the catchment of Waterbeach Water Recycling Centre that Anglian Water has available capacity for these flows. Anglian Water confirmed that the sewerage system at present has available capacity for these flows.

Environmental health

134. The Council's Environmental Health officer has raised no objections and has recommended conditions to minimise noise and disturbance during the period of construction, light pollution and address noise and dust issues during the construction stage of the proposed development. These conditions are considered appropriate and necessary by the case officer as they would help protect neighbour amenity during the construction stage of the proposed development. As such, the proposals are considered to comply with LDF policies DP/3, NE/14 and NE/15.

Section 106 contributions

135. Cambridgeshire County Council states that the development is expected to generate a net increase of three primary education aged children. This development lies within the catchment area of Waterbeach Community Primary School. Cambridgeshire County Council Education Officers have confirmed that there is insufficient capacity in the school in the next five years to accommodate the places generated by this development and therefore a contribution will be required to fund its proposed solution – a 'primary

education project' (hereafter referred to as the 'project'), to mitigating primary need aged children arising from this development.

136. Further clarification was sought by SCDC's S106 Officer regarding the details of this project. Cambridgeshire County Council Education Officers stated that the project that has been identified to mitigate the primary aged children arising from all new developments in the village, is a 1FE expansion to Waterbeach Community Primary School. It is the case that five Section 106 agreements have already been entered into for primary education provision in the village since 6 April 2010. Therefore, any new 'projects' must be demonstrated to be distinct and separate in order for the decision-maker to have material regard to the contribution. Cambridgeshire County Council states that the second 'project' can be described as a "second phase" comprising two classrooms (accommodating 60 pupils) and ancillary work, which is estimated to cost £967,878 (costs at 4Q15). The cost per place of these two additional classrooms is £16,131 (£967,878 / 60 places) therefore a contribution of £48,393 for primary education is sought from this development (£16,131 x 10 primary aged children).
137. Whilst Cambridgeshire County Council is understood to have commissioned a Milestone Report (in order to understand how the Waterbeach Community Primary School can be expanded) at this point in time, South Cambridgeshire District Council (SCDC) has not been provided with any details of the scope of this Milestone Report or its current status. As such, it is unclear whether the 1FE expansion can, and will be delivered as separate 'projects' (or as a single 'project'). This means that there is currently insufficient information to justify the securing of this contribution as it may conflict with Community Infrastructure Levy (CIL) Regulations. Should the Planning Committee approve this planning application, it is suggested that SCDC takes a pragmatic approach towards this matter and operate within the spirit of the CIL Regulations. This requires the Local Planning Authority (LPA) to ensure that a clear distinction is created between the different projects proposed to expand Waterbeach Community Primary School. If this distinction is not possible, then it will either result in monies not being drawn down, or monies being returned to the developer on the basis that the request did contravene the CIL Regulations.
138. At this stage, any distinction can only be established by creating qualifying criteria that needs to be satisfied for the money to be used. SCDC's S106 Officer recommends the following criteria:
 - 1) Cambridgeshire County Council's Capital Programme referring to each project in isolation; and
 - 2) Cambridgeshire County Council to let separate tenders and issue separate contracts for the works (i.e. phase 1 and phase 2); and
 - 3) Cambridgeshire County Council submits separate planning applications for each phase.
139. The above criteria are considered consistent with the approach taken in respect of the 45 dwellings at Bannold Road, Waterbeach (Planning application reference: S/2461/16/FL) approved by the SCDC in May 2017. Please refer to Appendix A for details of the planning obligations sought by South Cambridgeshire District Council.
140. At consultation stage, the Local Highways Authority did not require contributions towards strategic highways improvements or a travel plan. Therefore, in order to justify the reasons for the financial contributions sought by Travel for Cambridgeshire, it is important that there is clarification on reasons for conducting and monitoring annual

the residential travel surveys, and the relevance of the results of the survey to this particular development. However, Travel for Cambridgeshire did not respond to the questions relating to the relevance of its financial obligation requests during the consultation period. As such, the Local Planning Authority is not a position to secure this financial obligation on behalf of Travel for Cambridgeshire.

Planning Balance

141. Given the fact that the Council cannot currently identify a 5YHLS, 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.
142. The proposed development would provide 20 dwellings to help address the district's housing shortage issue, 9 (45%) of which would be affordable. These are benefits which should be given significant weight in the determination of the planning application. Moderate weight can also be attached to the provision of employment during construction and the impact upon local services from the development. Limited weight can be given to the wildlife and ecological benefits arising from the development.
143. In contrast, only limited weight can be attached to the location and scale of the development in contravention of Policies ST/5, DP/1 (a) and DP/7. The development is on land that adjoins the village framework and there is no identified harm in terms of the sustainability of the location given the absence of a 5YHLS and the need to balance this conflict against the significant need for housing identified in the NPPF.
144. 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.
145. It is recommended that the Committee grants planning permission, subject to the following:

Section 106 agreement

146. To secure provision of onsite affordable housing and contributions towards the provision of early years and primary school education, sports, indoor community facilities, household waste bins and monitoring as listed in the matrix is attached to this report as Appendix 1.

Conditions

147. Time limit
 - 1) The development hereby permitted shall be begun before the expiration of three 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.

Approved plans and documents

- 2) The development hereby permitted shall be carried out in accordance with the approved drawings:

- a) Location Plan (1:1250 @ A4)
- b) Proposed Site Access by SLR - Drawing no. 10 Rev 2
- c) Proposed Site Plan – Drawing no. PL(90)01 Rev P3
- d) Proposed ground and first floor plans and elevations to Plots 1 to 3 – Drawing no. PL(21)01
- e) Proposed ground and first floor plans and elevations to Plots 4 to 5 – Drawing no. PL(21)02 Rev P3
- f) Proposed ground and first floor plans and elevations to Plots 8 to 10 – Drawing no. PL(21)03 Rev P2
- g) Proposed ground and first floor plans and elevations to Plots 11 to 13 – Drawing no. PL(21)04
- h) Proposed ground and first floor plans and elevations to Plot 14 – Drawing no. PL(21)05
- i) Proposed ground and first floor plans and elevations to Plot 15 – Drawing no. PL(21)06
- j) Proposed ground and first floor plans and elevations to Plot 16 – Drawing no. PL(21)07
- k) Proposed ground and first floor plans and elevations to Plot 17 – Drawing no. PL(21)08 Rev P1
- l) Proposed ground and first floor plans and elevations to Plot 18 – Drawing no. PL(21)09
- m) Proposed ground and first floor plans and elevations to Plots 6, 7, 19, 20 – Drawing no. PL(21)11
- n) Landscape Strategy Proposals – Drawing no. 1833-01-E
- o) Preliminary Drainage Strategy Statement by Conisbee – Version 1.2 (July 2016)
- p) Outline drainage strategy by Conisbee – Drawing no. 160436-X-00-DR-C-1000 Rev P3
- q) Outline drainage strategy by Conisbee – Drawing no. 160436-X-00-DR-C-1001 Rev P3
- r) Outline levels strategy by Conisbee – Drawing no. 160436-X-00-DR-C-2000 Rev P3
- s) Outline levels strategy by Conisbee – Drawing no. 160436-X-00-DR-C-2001 Rev P3

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

Landscape details and implementation

- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and

hedgerows on the land and any immediately adjoining 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 *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

- 4) All hard and soft landscape works shall be carried out in accordance with the details as shown on the approved drawing: 1833-01-E (Landscape Strategy Proposals). 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 (LPA). If within a period of five years from the date of planting, or replacement planting, any tree of plant is removed, uprooted or destroyed or dies, any tree of plant of the same species and size as that originally planted shall be planted at the same place, unless the LPA 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 *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

Trees

- 5) Prior to commencement, site preparation or the delivery of materials to site, a Tree Protection Plan shall be submitted to, and approved by the Local Planning Authority.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities in accordance with Policies DP/1 and NE/6 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

- 6) 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 five years from the date of the first occupation of the dwellings hereby approved.
- a) 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 (LPA). Any topping or lopping shall be carried out in accordance with the relevant British Standard.
- b) 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 LPA.
- c) The erection of fencing for the protection of any retained trees shall be undertaken in accordance with the approved Tree Protection Plan, as per Trees Condition 1 above, 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 LPA.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities in accordance with Policies DP/1 and NE/6 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Details of play area and implementation

- 7) Details of the proposed children's Local Area of Play (LAP), as indicated in the approved drawing: PL(90)01 Rev P3 (Proposed Site Plan), shall be submitted to and approved in writing by the Local Planning Authority (LPA). The details shall include the layout and types of street furniture to be included within the LAP. The LAP shall be laid out and equipped as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the LPA.

Reason: To provide outdoor play space in accordance with Policies DP/3 and SF/10 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

- 8) No dwelling shall be occupied until the Local Area of Play (LAP) shown on the approved drawing: PL(90)01 Rev P3 (Proposed Site Plan), shall be laid out in accordance with the information submitted as per Play area Condition 1, and that area shall not thereafter be used for any purpose other than as play area.

Reason: To ensure the provision of a play area to enhance the quality of the development in accordance with Policies DP/3 and SF/10 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Boundary treatment

- 9) 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 for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

Reason: To ensure the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Materials

- 10) 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 and is in accordance with Policy DP/2 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Foul water drainage

- 11) 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 (LPA). 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 LPA.

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 '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Surface water drainage

- 12) 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: 160436/J Foster, Rev No: 1.2) dated 20 July 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) Details of proposed ground levels should be provided to confirm that the proposed infiltration systems are constructed at a minimum of 1m above the highest recorded ground water levels.
 - e) Full details of the proposed attenuation and flow control measures
 - f) Site Investigation and infiltration testing results undertaken in accordance with BRE365;
 - g) 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;
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the '*National Planning Policy Framework*' (2012) and the '*National Planning Policy Guidance*'.

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 '*South Cambridgeshire District Council Local Development*

Framework Development Control Policies Development Plan Document (2007).

- 13) 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 details 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).

Pollution control

- 14) Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to and approved in writing by the Local Planning Authority (LPA). 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 LPA.

Reason: To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

- 15) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (No. 2) Order 2017 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

(Reason :To ensure the development does not prejudice the quality of the ground or surface water or watercourses in accordance with policy NE/10 of the DP/1 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007)

Glazing

- 16) Apart from any top high vent, all the windows to the bathrooms of the proposed development, hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standards Level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter.

Reason: To protect the residential amenity of residents in accordance with Policy DP/3 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

Ecology

- 17) Ecological mitigation - All works must proceed in strict accordance with the recommendations detailed in Table 4 of the Preliminary Ecological Appraisal report (Greenwillows Associates Ltd., April 2016) except for the survey recommendations which have been addressed and Section 3.4 of the Reptile Survey report (Greenwillows Associates Ltd., June 2016). This shall include avoidance and mitigation measures for nesting birds, bats, reptiles and badgers. 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 relevant works commence.

Reason: To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007), the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

- 18) Biodiversity enhancement - No development shall commence until a scheme for ecological enhancement including a plan and specification detailing native planting and in-built features for nesting birds and roosting bats has been provided to and agreed by the Local Planning Authority. The enhancement scheme should also include native planting of diverse meadow seed mixes or shade tolerant native ground flora in the area below the trees in the south-east corner of the site and within the public open space; and measures to ensure connectivity through the site for hedgehogs. 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 '*National Planning Policy Framework*' (2012), the Natural Environment and Rural Communities Act 2006, Policy NE/6 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007) and the '*SCDC LDF Biodiversity SPD*' (2009).

Environmental Health

- 19) Prior to commencement of the development hereby approved, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 08:00-18:00hrs Mondays to Fridays and 08:00 -13:00hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy NE/15 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

- 20) No construction site machinery or plant shall be operated, no construction related deliveries take at or despatched from the site except between the hours of 08:00 – 18:00 Mondays to Fridays and 08:00 – 13:00 on Saturdays and not at

any time on Sundays and Public or Bank Holidays.

Reason: To protect the amenity of the locality, especially for people living nearby, in accordance with Policies DP/3 and NE/15 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

- 21) 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 Local Planning Authority so that noise and vibration can be controlled.

Reason: To protect the amenity of the locality, especially for people living nearby, in accordance with Policies DP/3 and NE/15 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

- 22) Prior to the occupation of any units on the site, 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 as appropriate, as well as the consideration of sensitive design to protect bat species, shall be submitted to and approved in writing by the Local Planning Authority (LPA). This assessment shall include layout plans/elevations with luminaire location annotated, full vertical and horizontal isolux contour maps at nearest residential premises, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type/profiles, mounting height, aiming angles/luminaire profiles, orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "*Guidance Notes for the Reduction of Obtrusive Light GN01:2011*". The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details/measures unless the LPA gives its written consent to any variation.

Reason: To protect the residential amenity of the locality, especially for people living nearby, and to minimise the effects of light pollution on the surrounding area, and 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 Policies DP/3, NE/6 and NE/14 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Renewable energy

- 23) The proposed development shall deliver the savings suggested in the carbon modelling associated with the approved '*Renewable Energy Statement*' (June 2016) by EPS Group to deliver a minimum of 10% reduction in carbon from the use of renewables.

Reason: To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Highway safety

- 24) The highway works as shown on Drawing no.10 Rev 2 shall be completed prior to occupation of the first dwelling.

Reason: In the interests of highway safety

- 25) The proposed access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

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

- 26) The proposed access be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: In the interests of highway safety.

- 27) 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:

- a) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
- b) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the 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 functioning of the adopted public highway.

Reason: In the interests of highway safety.

Public footpath

- 28) Prior to the commencement of development, the definitive line of Public Footpath No. 2, which runs down the western boundary of the site shall be marked out to the satisfaction of the Local Planning Authority and maintained as such throughout the course of the development to ensure the full extent of the highway is not compromised by the development.

Reason: In the interests of the amenity of the public.

Fire hydrants

- 29) A scheme for the provision and location of fire hydrants to serve the development to a standard recommended by Cambridgeshire Fire and Rescue Service shall be submitted to, and approved in writing by the Local Planning Authority. The fire hydrants shall be implemented and maintained thereafter.

Reason: To ensure an adequate water supply is available for emergency use.

Drawing amendments

- 30) Notwithstanding the details shown on “*Proposed Site Access by SLR - Drawing no. 10 Rev 2*”, no development shall take place until there has been submitted to, and approved in writing by the Local Planning Authority, a revised plan showing a reduction in the number of bollards taking into account location of services in the suggested locations. The proposals indicated in this plan shall be completed prior to the occupation of the first dwelling, and shall thereafter be retained.

Reason: To minimise the potential for any harm to the conservation area, and ensuring a robust design solution is achieved in accordance with Policy CH/5 of the ‘*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*’ (2007).

148.

Informatives

- 1) There shall be no burning of waste or other materials on the site, without prior consent from the Local Planning Authority.
- 2) 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 works. 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 Council’s Environmental Health Service.
- 3) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- 4) If the developer wishes to connect to Anglian Water’s sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. Anglian Water will then advise them of the most suitable point of connection.
- 5) The Residential Travel Pack, as set out in the applicant’s Transport Assessment, shall include no less than the following:
 - A map showing the site in the context of the local area;
 - Information about local services and amenities;
 - Information on local bus services, including timetables;
 - A multi-bus ticket to the value of 1 month’s travel within the Cambridge area
- 6) All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.
- 7) Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2m below existing ground level. Soakaways must not be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.
- 8) Only clean, uncontaminated surface water should be discharged to any

soakaway, watercourse or surface water sewer.

- 9) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

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 District Council Local Development Framework Development Control Policies Development Plan Document'* (2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- *'South Cambridgeshire Local Plan Proposed Submission'* (2013)
- Planning File Reference: S/2177/16/FL

Report Author:

Bonnie Kwok

Principal Planning Officer

Telephone Number:

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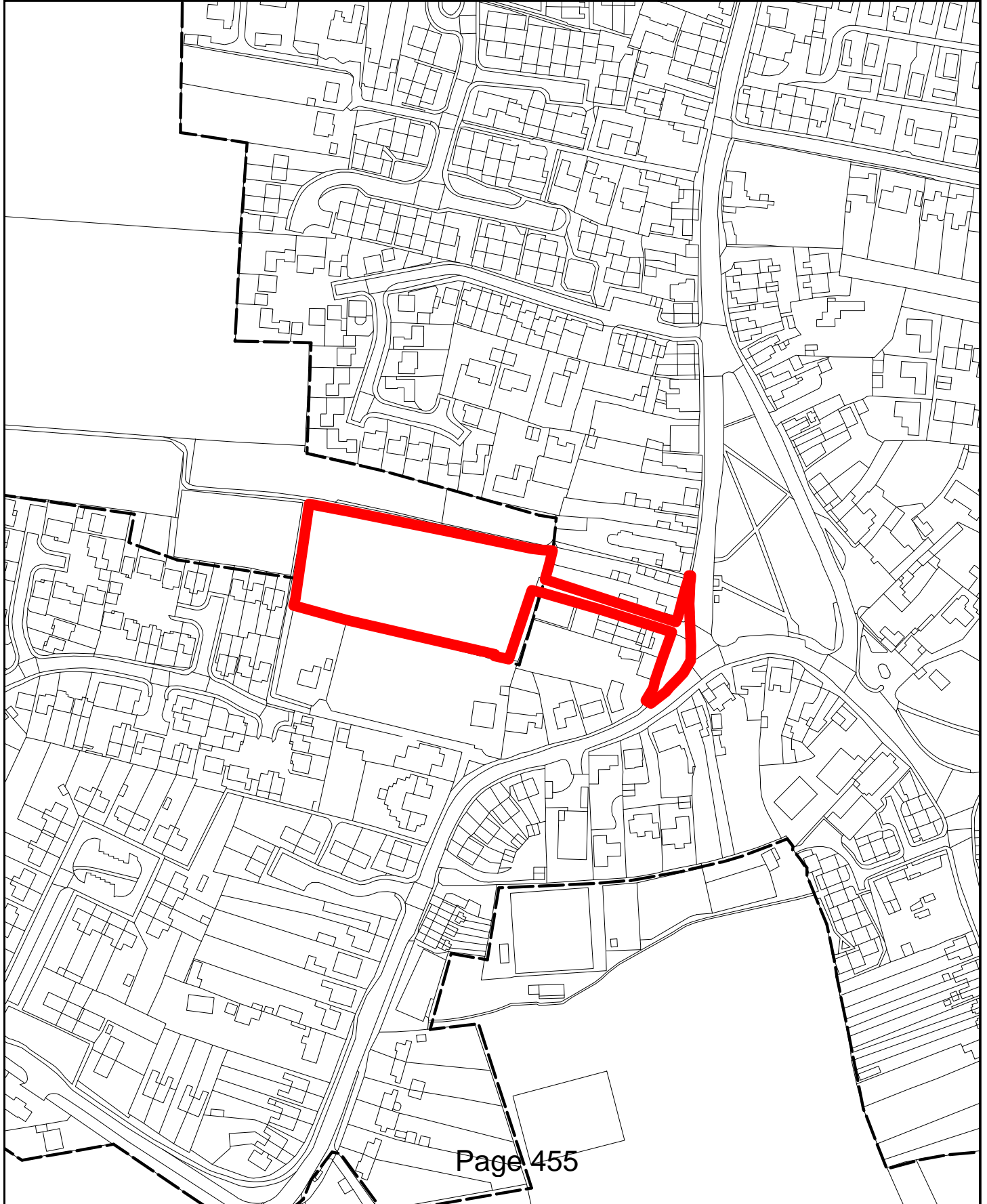
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Agenda Item 12

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 09 August 2017
AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/0055/17/FL

Parish(es): Waterbeach

Proposal: Erection of warden/manager dwelling (to replace the residential mobile home warden accommodation)

Site address: Warden Unit, Chittering Park, Ely Road, Chittering, Waterbeach, CB25 9PH

Applicant(s): Mr Page

Recommendation: Delegated Approval

Key material considerations: Principle of Development
Impact on the open countryside
Residential Amenity Impact
Parking and Highway Safety
Contaminated Land
Flooding
Drainage
Developer Contributions
Other Matters

Committee Site Visit: 08 August 2017

Departure Application: No

Presenting Officer: Lydia Pravin, Senior Planning Officer

Application brought to Committee because: Parish Council requests the application be determined at Planning Committee

Date by which decision due: 10 August 2017 (Extension of time)

Executive Summary

1. The proposal seeks permission for erection of a warden/ manager dwelling (to replace the residential mobile home warden accommodation) located in the open countryside. The main concerns regarding this application relate to the need for the permanent dwelling to replace the residential mobile home warden accommodation in terms of the principle of development and the effect on the open countryside. The application was submitted on 20 January 2017.
2. Planning application S/0494/12/VC - Variation of Condition 2 of Planning Consent

C/1446/73/D for the temporary sitting of a static mobile home for wardens accommodation for a period of three years (retrospective) was refused. However, this application went to appeal. Appeal A – APP/W0530/C/12/2186076 was an Enforcement notice which was found to be invalid and quashed. Appeal B: APP/W0530/A/12/2185590 allowed the mobile home for three years from 04 February 2014.

3. The site has planning consent to be used for camping and touring caravans. Planning application S/2420/13/VC Variation of condition 2 of application S/0461/12/VC (Second application) approved on 23 April 2014 gave approval for the central part of the site be used all year round (12 months of the year) for camping and touring caravans (Area C). Area A to the north east of the site can only be used from 1st April-30 September in any given year and Area B to the north west from 1st February-30th November in any given year.
4. The Rural consultant and case officer have assessed the application which demonstrates there is a functional need for a warden to live permanently on the site to service the needs of visitors, deal with emergencies and to provide security. Concludes this is a well-established rural business. It relates to a well established business which has been established for at least three years and is financially sound with the clear prospect of remaining so. There are no suitable existing buildings available in the area or any buildings not currently serving the needs of the business suitable for conversion for accommodation. There is no existing dwelling serving the unit or closely connected that has recently been sold off or separated in some way. and the business is well established with good prospects as well as further. Therefore the dwelling is considered to be in accordance with policy HG/9 of the adopted LDF 2007 and paragraph 55 of the NPPF.
5. With regard to the impact on the open countryside the character of the dwellings along School Lane comprise of detached dwellings and semi-detached dwellings. There is an example of a one and a half cottage style rendered dwelling with brick plinth, dormer windows in the roof and tiled roof along School Lane. The proposed dwelling utilises a similar cottage style form with dormer windows in the roof. The dwelling is 6.4m high and is considered to be one and half storeys which is of an appropriate scale. It utilises similar materials to the existing residential mobile home warden accommodation comprising cream painted render and buff facing brickwork plinth. There will be brown timber effect upvc windows and black pantiled roof as shown on the plans.
6. There is a simple front wooden porch which is considered appropriate in its scale and proportions. Whilst there is a large gabled projection this is centrally positioned and has simple dormer windows on either side which balances out its scale and massing. The single storey northern projection is significant in its length measuring 8.9m. The size of this element and this has been reduced to 6.9m and enables the rest of the dwelling to be read as the main dwelling and reduces the bulk and massing. The three bedrooms are required due to the applicants having three children, two girls and a boy and the office is going to be used in conjunction with the business and for home schooling.
7. The site has 1.8m high fencing on the wider western boundary which then adjoins the pub car park. There is a raised bank abutting the A10 which will enable the tops of the windows and roof to be visible. There are views of the dwelling from the footway alongside part of the A10 which will be seen in the context of the caravan site. It is not seen in the context of the surrounding countryside, which is predominantly open in character. The design of the dwelling does not result in material harm to the character

and appearance of the area sufficient to sustain a refusal of the application. It is therefore not considered to be contrary to policies DP/2 and DP/3 of the adopted LDF.

Planning History

8. S/2079/15/VC - Variation of Condition 2 (Approved Plans) and 3 (Use of Areas) of Application S/2420/13/VC (Third application) – refused – appeal dismissed APP/W0530/W/15/3138037
9. S/2736/14/DC - Discharge of Condition 3 (Materials) of Planning Consent S/1616/14/FL for Erection of a Replacement Office/Reception and Staff/Utility Facilities and Storage Building – approved
10. S/1616/14/FL - Erection of a Replacement Office/Reception and Staff/Utility Facilities and Storage Building – approved
11. S/1191/14/DC - Discharge of condition 5 of planning appeal ref APP/W0530/C/12/2186076 – granted. Details submitted for position of mobile home, boundary treatment and restoration of land upon removal agreed on 13 June 2014
12. S/2420/13/VC - Variation of condition 2 of application S/0461/12/VC (Second application) – approved on 23 April 2014. This application gave approval for the central part of the site be used all year round for camping and touring caravans (Area C). Area A can only be used from 1st April-30 September in any given year and Area B from 1st February-30th November in any given year
13. S/2576/12/VC – Variation of Condition 2 (Restriction to Seasonal Use) of permission S/0461/12/VC to extend the times of the year which the site can be used for camping and touring caravans - refused
14. S/0461/12/VC - Variation of Condition 2 of Planning Application S/1446/73/F for the extension of seasonal use of touring caravan site – approved enabled extended use of part of the caravan site for 10 months from February to November
15. S/0494/12/VC - Variation of Condition 2 of Planning Consent C/1446/73/D for the temporary siting of a static mobile home for wardens accommodation for a period of three years (retrospective) – refused – appeal A – APP/W0530/C/12/2186076 – Enforcement notice was found to be invalid and is quashed. Appeal B: APP/W0530/A/12/2185590 – appeal is allowed dated 04 February 2014 which gave three years from the date of the decision for the mobile home
16. S/0461/12/VC - Variation of Condition 2 of Planning Application S/1446/73/F for the extension of seasonal use of touring caravan site – refused
17. S/1926/11 - Variation of Condition 2 of S/1446/73/F for the temporary siting of static mobile home to serve as warden's accommodation for a period of three years, the extension of use of the caravan site season by 2 months from March 1st through to October 31st and the provision of security entrance barrier (Retrospective) - refused
18. S/0700/11 - Retention of Office porta cabin building in connection with the existing Caravan and Camping Site – approved
19. S/0671/08/F - Amendment to planning permission S/1217/04/F to enable use of one holiday (touring) pitch to provide warden's caravan accommodation for all year

- occupancy on a permanent basis – refused on the grounds of flood risk and harm to the character of the surrounding area and residential amenity
20. S/0447/06/F - Use of Existing Touring Caravan and Camping Site for the Siting of 18 Cabin Style Static Holiday Units – refused on the grounds of adverse impacts upon the residential amenities of surrounding properties
 21. S/0789/05/F - Siting of Mobile Home for Staff of The Travellers Rest – approved
 22. S/1217/04/F - Redevelopment of Existing Caravan Park to Comprise 39 Touring Pitches, New Toilet/Shower/Laundry Block, Reception Building and Internal Road. Extension of Season to 11 Months from 6th February to 5th January – approved but never implemented
 23. S/0294/86/F – All year touring caravan site and shop – refused on grounds of detriment to the character of the area
 24. S/1446/73/D – Touring Caravan and camping site (40 pitches) plus toilets and shower block – approved and has been implemented
 25. S/1027/73/O – Touring Caravan Site - approved

Planning Policies

National

26. National Planning Policy Framework 2012
National Planning Practice Guidance

Local Development Framework Core Strategy 2007

27. ST/5 Minor Rural Centres

South Cambridgeshire LDF Development Control Policies Development Plan Document, adopted July 2007

28. 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/9 Dwelling to Support a Rural Based Enterprise
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage – Alternative Drainage Systems
NE/11 Flood Risk
NE/14 Lighting
NE/15 Noise Pollution
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

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

- 29. District Design Guide SPD – adopted March 2010
- Landscape in New Developments SPD – adopted March 2010
- Open Space in New Developments SPD – adopted January 2009

South Cambridgeshire Local Plan Proposed Submission July 2013

- 30. S/3 Presumption in Favour of Sustainable Development
- S/7 Development Frameworks
- H/18 Dwellings to Support a Rural-based Enterprise
- HQ/1 Design Principles
- CC/8 Sustainable Drainage Systems
- CC/9 Managing Flood Risk
- NH/4 Biodiversity
- SC/7 Outdoor Playspace, Informal Open Space and New Developments
- SC/8 Open Space Standards
- SC/10 Lighting Proposals
- SC/11 Noise Pollution
- SC/12 Contaminated Land
- TI/2 Planning for Sustainable Travel
- TI/3 Parking Provision

Consultation

- 31. **Waterbeach Parish Council commented:** Waterbeach Parish Council OBJECTS to this planning application as there is already a purpose built office on site and this has been incorporated into the plans for the new build. The size of new build is a large two storey building and out of character with the surrounding area. It is not appropriate to put a permanent dwelling house on this site
- 32. Further comments were received on 20 July from Waterbeach Parish Council commenting: Waterbeach Parish Council OBJECTS to this planning application as this is an over development of the area. It is deemed inappropriate in light of the fact that other developments have been refused on the basis that there can be no more development in Chittering. Concerns were raised regarding the drainage from the current site. Soak-aways appear to be at capacity as neighbouring land has become very boggy.
- 33. **Local Highways Authority – commented:**
Requested a condition requiring a traffic management plan in the interests of highway safety.
- 34. **Rural Consultant commented:**
Visited the site on 18 May and was shown round the premises by the owners of the caravan park. The consultant concludes that the application is to construct a permanent dwelling to replace the mobile home currently used by the owner/warden and his family running the Chittering Caravan Park.
- 35. Considered the proposal by reference to Local Plan Policy HG/9 and the NPPF and referred to the appeal under planning application S/0494/12/VC - Variation of Condition 2 of Planning Consent C/1446/73/D for the temporary sitting of a static mobile home for wardens accommodation for a period of three years (retrospective) – refused – appeal A – APP/W0530/C/12/2186076 – Enforcement notice was found to

be invalid and is quashed. Appeal B: APP/W0530/A/12/2185590 – appeal is allowed.

36. Found there is a functional need for a warden to live permanently on the site to service the needs of visitors, deal with emergencies and to provide security. Concludes this is a well-established rural business, is currently profitable and has good future prospects and that there are no other suitable dwellings that could fulfil the need. The Inspector who granted the permission to retain the mobile home 3 years ago considered there was a functional need for a dwelling and that the need still exists; and the site has become more established since then with increased investment and facilities.
37. There is a similar more recent appeal has been allowed for replacing a mobile home with a permanent dwelling in Cheshire (site address: Royal Vale Caravan Park, Londong Road, Knutsford, Cheshire – outlined application for the erection of a warden/manager dwelling (all matters reserved), application reference 15/03525/OUT allowed at appeal APP/A0665/W/15/3137881). While concentrating on functional need, the Inspector did not apply a financial test, despite the need for sustainable development in the NPPF. If one were to consider the cost of the new dwelling should be taken into account for reasons requiring the business to be sustainable, this has been shown taking account of the applicants' circumstances, the business could support the warden's reasonable salary and the annual cost of providing the dwelling.
38. Commented on amended plans that they have no further comments to make 06.07.17
39. **Environment Agency** – commented:
The Agency's objection dated 07 March 2017 is withdrawn subject to the following recommendations and informatives.
40. Flood risk:
We have received the Flood Risk Assessment (FRA) submitted and find the details acceptable. However, the proposed development will only meet the requirements of the National Planning Policy Framework if the measures outlined in the FRA, Ref 'Erection of a warden/manager dwelling (to replace the residential mobile home – warden accommodation allowed on appeal) Chittering Park Caravan Site, Ely Road, Chittering, Cambridgeshire, CB25 9PH, Flood Risk Assessment together with flood warning and evacuation plan' are implemented in full unless otherwise agreed by the planning authority.
41. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
42. Flood risk advice to LPA
Internal Drainage Board
We have reviewed the submitted FRA with regard to designated main river flood risk sources only. The site is located within an Internal Drainage Board (IDB) district and the IDB should be consulted with regard to floor risk associated with their watercourses and surface water drainage proposals.
43. Advice to Applicant
Any proposed flood resilient measures should follow current Government Guidance.
44. Informatives
Requirement for surface water drainage to be piped direct to an approved system and

foul drainage disposal to be connected to a public foul sewer. There should be no possibility of contaminated water entering and polluting surface or underground waters.

45. Commented on 05 July 2017 that they have no further comments to make than those above

46. **Waterbeach Level Internal Drainage Board commented:**

This application for development is within the Waterbeach Level Internal Drainage District. The application states that surface water will be disposed of via soakaways. Provided that soakaways form an effective means of surface water disposal in this area, the Board will not object to this application. It is essential that any proposed soakaway does not cause flooding to neighbouring land. If soakaways are found not to be an effective means of surface water disposal, the Board must be re-consulted on this matter.

47. **Environmental Health commented:**

I would have suggest that a planning condition should be attached which only allows the dwelling to be occupied in association with Chittering Park. I would also like to raise the potential impact of road traffic noise from the A10 on the new dwellings. I would therefore suggest that unless there are any other factors which planning would determine it not necessary, I would suggest a noise impact assessment to fully consider the impact from road traffic noise both internally and within the external amenity areas of the proposed dwelling. The noise assessment should be carried out as per the condition below:

- Before any development is commenced a noise assessment shall be carried out in accordance with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000, a scheme for protecting the proposed dwellings from noise from the A10 shall be submitted to and approved in writing by the local Planning Authority and all works which form part of the approved scheme shall be completed before any one of the permitted dwelling is occupied.
- To satisfy the noise insulation scheme condition for the residential building envelope and traffic noise, the applicant / developer must ensure that the dwelling is acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

48. I would also advise that the following conditions/informatives should be attached to any consent granted;

Conditions

- 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.

- 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.

- 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.

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.

49. Commented on 06.07.17 that they have reviewed the information provided and the comments above would still stand.

50. Commented on 24.07.17 in light of the new ProPG guidance as follows: as the proposed dwelling is close to a major road we would expect the application to have an ADS (Acoustic design statement) in line with the new guidance. The ADS should cover the 4 key elements good acoustic design, internal noise levels, external amenity area & other relevant issues. I note that we have already sent comments requesting a noise report demonstrating the development will comply with BS8233 which is essentially what we would expect the ADS to do. I would however usually expect this prior to consent rather than by condition, to ensure that mitigation is achievable.

51. **Contaminated Land commented:**

I wish to confirm that I have received a copy of the application and have considered the implications of the proposal. I am satisfied that a condition relating to contaminated land investigation is not required.

Representations

52. **Orchards, School Lane, Chittering commented:**
- Object to the application due to concerns about further applications for permanent buildings being made leading to a housing development.
 - Size of the dwelling and impact on privacy to the garden.
 - Trees have been removed on their side.
 - The planning declaration states that the current managers dwelling is a caravan, this is not the case as there is an existing new (2 years old) dwelling which has an office located next door to it which isn't used. Concerns about what will happen with the existing building.
53. **Ikhaya, School Lane, Chittering commented:**
Over the past 12 months this site seems to have become an area for residential caravans/permanent inhabitants rather than holiday makers. There are currently around 15 static caravans most of which do not have cars/the cars have no towbar/are too small to tow caravans. They have been in situ for the whole of the winter period.
54. Our concerns re further development of the site relate to drainage/sewage treatment of the site as a whole. The ground midway along our boundary in one particular area is permanently wet despite the fact that there are large trees along the boundary. Nine fence posts have rotted at ground level and had to be replaced. The rest of the fence posts are sound./the ground is dry. The ground on the caravan site is higher than ours and it seems that waste water is draining into our site. This causes excessive growth of lush grass which animals will not eat – possibly due to contamination of sewage run off. Could you please ensure that the whole drainage scenario/soakaway situation is examined taking into account that the potential number of residents gives rise to a large volume of waste from showers/washing/toilets etc.
55. **Orchard Farm Cottage, School Lane commented:**
The application for a warden/manage dwelling to replace the mobile home is against all the conditions that the appeal inspector specified in his report on 3 March 2014.
56. The site is outside an urban or village development framework, Policy DP/7. The Inspector stated that should the site discontinue being use as a touring and camping site that the mobile home would be removed along with all equipment and materials associated with the site should be removed within 3 months, the erection of a permanent dwelling would contradict this condition.
57. Since the inspectors gave the permission for the mobile home a new much larger one has been positioned on site. As a resident I have seen no evidence that the business has increased to justify a permanent dwelling allowed in some rural enterprises, later arrivals could pull into the overnight areas as is used on other camping and caravan sites so that disturbance is kept to a minimum to the warden and other campers.
58. There have been very few visitors to the site since it opened. There are several caravans which have been sited permanently throughout the entire year and the occupants of these caravans leave and return at regular times on a daily basis, it would indicate the site is being uses as a permanent base and the occupants travel to and from work, and a lot of caravan storage.

- 59. Understands the need for security but the occupiers are already living on site with his family. Concerned the site is not manned all day and what arrangements are made to over this.
- 60. Planning Policy HG/9 states that evidence of sound financial basis needs to be shown, I see no evidence within this application to support the need of a permanent dwelling within this site.

Planning Assessment

1) Principle of Development:

- 61. Applications are to be determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The adopted Development plan comprises South Cambridgeshire Core Strategy DPD, 2007 and Development Control Policies DPD, 2007.
- 62. The site is located outside of the village framework. Policy DP/7 of the adopted LDF 2007 restricts development in the countryside but allows for uses which need to be located there to be permitted.
- 63. Policy HG/9 allows the development of a new dwelling for a rural based enterprise subject to there being a clear existing functional need relating to a full time worker, it relates to a well established unit which has been established for at least 3 years and is financially sound; there are not suitable existing buildings available in the area; the conversion of appropriate nearby buildings would not provided suitable accommodation; no existing dwelling serving the unit or closely connected with it has either recently been sold off or in some way be separated. The policy refers to the functional and financial test of Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS 7). PPS 7 is no longer extant.
- 64. The emerging Local Plan comprises the South Cambridgeshire Local Plan, Proposed Submission Version, July 2013 and associated Policies Map. This plan has not yet been adopted and remains subject to independent assessment by an Inspector therefore limited weight can be attached to policy H/18 Dwellings to Support a Rural-based enterprise.
- 65. The policies of the National Planning Policy Framework (The Framework) are a material consideration and support sustainable development. They include support for sustainable economic growth in rural areas for development related to it. Paragraph 55 of the National Planning Policy Framework says that housing in rural areas should be located where it would maintain or enhance the vitality of rural communities. Isolated homes in the countryside are to be avoided unless there are special circumstances. These can include the essential need for a rural worker to live permanently at or near their place of work.
- 66. The approach of policy HG/9 is more prescriptive that than set out in the Framework and the policy relies, in part, on the former PPS7. The policy is not fully consistent with the aims of the Framework and this reduces the weight given to any conflict with its requirements.
- 67. The Rural Consultant has assessed the information submitted by the agent with

regard to the functional need to live permanently on site. These are :

- a) The need for someone responsible to be available at any time throughout the year to receive visiting caravan owners, to open the barrier, show them to an appropriate pitch, explain the conditions of the site; explain the facilities, complete paperwork;
- b) To deal with emergencies, such as ill health or accident and physical problems such as frozen water, power break downs etc
- c) Ensure that the site licence conditions are met by customers
- d) Provide security, both to exclude the undesirable visitors and provide a presence to given comfort for residents

68. The Rural Consultant has confirmed this does give rise to a functional need to live on the site. The policy refers to a full time worker and the applicants do work full time on site
69. With regard to whether the business is well-established and is financially sound. The site has had a permission for camping and touring caravans and has had the touring caravan licence for over 40 years and it is only more recently that it has been fully developed. The applicants purchased the site 6 years ago and has been established for over 3 years.
70. The site has planning consent to be used for camping and touring caravans. Planning application S/2420/13/VC Variation of condition 2 of application S/0461/12/VC (Second application) approved on 23 April 2014 gave approval for the central part of the site be used all year round (12 months of the year) for camping and touring caravans (Area C) with a requirement for the site operator to maintain an up to date register of names and addresses of the occupiers of all caravans stopping within the application site for a continuous period in excess of 28 days, together with their dates of occupation, and has to make the register available to the local planning authority at all reasonable times upon request. Area A to the north east of the site can only be used from 1st April-30 September in any given year and Area B to the north west from 1st February-30th November in any given year.
71. The business has been profitable and confidential accounts submitted to the Council show the balance sheets for the last two financial years to the end of October 2016 rising from 2015 to 2016 and that a further rise in profit is anticipated this year. A new officer has recently been invested in and was paid for out of profit and it is hoped to rebuild the toilet block in the near future. The Rural Consultant confirmed the management of the site is good, its location ensures its year round attraction for people visiting for short periods in the area for either business or pleasure and states there is no reason that this will not continue and potentially increase.
72. In terms of the availability of suitable housing, Chittering is a small rural hamlet and the number of houses coming onto the market are limited. Two x4 bedrooms houses a large 6 be residents on the market of £450,000 and £47,500 with the enlarged one for £1,125m. Although they are relatively close, it would not be possible to full carry out the functions needed to support this enterprise without actually living on the site. The cost is also considered to be out of reach if the cost was to be supported by the business.
73. There are no buildings available on the site which would be suitable for conversion on site for residential use. Planning application S/ S/1616/14/FL gave consent for- Erection of a Replacement Office/Reception and Staff/Utility Facilities and Storage Building which is being used for the business. No dwellings have been sold off from the site since the separation from the Travellers Rest Public House.

74. Planning application S/0494/12/VC - Variation of Condition 2 of Planning Consent C/1446/73/D for the temporary sitting of a static mobile home for wardens accommodation for a period of three years (retrospective) – refused – appeal A – APP/W0530/C/12/2186076 – Enforcement notice was found to be invalid and is quashed. Appeal B: APP/W0530/A/12/2185590 – appeal was allowed dated 04 February 2014 and gave consent for three years from the date of the decision. The current application was submitted on 10 January 2017 and whilst the current mobile home on site is in breach of condition 4 the proposed the current application has been submitted to address this.
75. In this appeal decision the Inspector acknowledged the business contributed to the rural economy and since then the business has become better established and is operating in profit. The business would be able to support the dwelling being built whilst maintaining a salary for the warden over 25 years if the average future profits continue at the present rate which includes the sale of the mobile home.
76. Therefore there is considered to be a functional need for the permanent dwelling, it relates to a well established business which has been established for at least three years and is financially sound with the clear prospect of remaining so. There are no suitable existing buildings available in the area. The conversion of appropriate near by building would not provide suitable accommodation and there is no existing dwelling serving the unit or closely connected that has recently been sold off or separated in some way and the business is well established with good prospects as well as further investment into the site. It would be reasonable to condition that the occupation of the dwelling shall be limited to a person solely or mainly working on the site and any resident dependents as the dwelling is only deemed acceptable due to the need for the dwelling in conjunction with the rural business in accordance with policy HG/9 of the adopted LDF 2007 and paragraph 55 of the NPPF.

2) Impact on the open countryside:

77. The current residential mobile home warden accommodation is of single storey in nature comprising tiled roof, rendered walls and brown upvc fenestration. There is 1.8m high fencing on the western boundary with brick wall and wooden gates. There is a brick plinth and fencing which totals 1.8m to the southern boundary, 1.8m high fencing on the northern boundary and 1.5m high hedging along the eastern boundary. Within the site there is planting, a grassed area and gravel parking area. The top of the windows and roof is visible from the raised bank along the A10 despite the boundary treatments.
78. The character of the dwellings along School Lane comprise of detached dwellings and semi-detached dwellings. There is an example of a one and a half cottage style rendered dwelling with brick plinth, dormer windows in the roof and tiled roof along School Lane. The proposed dwelling utilises a similar cottage style form with dormer windows in the roof. The dwelling is 6.4m high and is considered to be one and half storeys which is of an appropriate scale. It utilises similar materials to the existing residential mobile home warden accommodation comprising cream painted render and buff facing brickwork plinth. There will be brown timber effect upvc windows and black pantiled roof as shown on the plans.
79. There is a simple front wooden porch which is considered appropriate in its scale and proportions. Whilst there is a large gabled projection this is centrally positioned and has simple dormer windows on either side which balances out its scale and massing.

80. The single storey northern projection is significant in its length measuring 8.9m. The size of this element and this has been reduced to 6.9m and enables the rest of the dwelling to be read as the main dwelling and reduces the bulk and massing. The three bedrooms are required due to the applicants having three children, two girls and a boy and the office is going to be used in conjunction with the business and for home schooling.
81. The site has 1.8m high fencing on the wider western boundary which then adjoins the pub car park. There is a raised bank abutting the A10 which will enable the tops of the windows and roof to be visible. There are views of the dwelling from the footway alongside part of the A10 which will be seen in the context of the caravan site. It is not seen in the context of the surrounding countryside, which is predominantly open in character. The design of the dwelling does not result in material harm to the character and appearance of the area sufficient to sustain a refusal of the application. It is therefore not considered to be contrary to policies DP/2 and DP/3 of the adopted LDF.
82. A neighbour has raised concerns about trees being removed on their side which is outside the remit of the site and this would not be considered reason to refuse the application.
83. Due to the location of the dwelling which is designated as being in the open countryside it would be reasonable to condition any lighting scheme will need to be submitted to minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.

3) Residential Amenity Impact:

84. School House the dwelling on the southern boundary has a 17m rear garden and there is 10 metres from the position of the dwelling to the existing boundary. Therefore there is 28m in total from the southern side of the dwelling to School House which is considered to be an appropriate distance. There are also no windows at first floor level on this side elevation at first floor level apart from a landing window.
85. On the eastern rear of the proposed dwelling there is only a window serving the ensuite and bedroom 3. Given the oblique angle and 31m distance from the position of the proposed dwelling to the rear of Orchard House there is not considered to be a significant overlooking, overbearing or overshadowing impact in accordance with policy DP/3 of the adopted LDF 2007. There are sufficient boundary treatments present around the siting of the new dwelling. It would be reasonable to condition these are retained to ensure privacy is protected in the interests of residential amenity in accordance with policy DP/3 of the adopted LDF 2007.
86. The dwelling has been located 10m from the boundary with School House and almost 9m from the boundary with Orchard Close. The use of the site will generate a degree of noise with some additional vehicle movements arising from the residential occupation of the dwelling. However, it is not uncommon for residents to experience some noise which is likely to arise from other nearby sources. This included the use of the caravan site facilities near the dwelling, a children's play area near the site access and the nearby public house.
87. The Inspector in the allowed appeal (S/0494/12/VC - Variation of Condition 2 of Planning Consent C/1446/73/D for the temporary siting of a static mobile home for wardens accommodation for a period of three years (retrospective) – refused – appeal A – APP/W0530/C/12/2186076 – Enforcement notice was found to be invalid and is quashed. Appeal B: APP/W0530/A/12/2185590 – appeal is allowed) considered the

noise impact on neighbouring properties and from the A10. Although the existing residential mobile home warden accommodation was only granted consent for 3 years this is a fair period of time. The dwelling is 10m from the boundary with School House and 9 metres from the boundary which abuts Orchard Close given this is only for one dwelling there is not considered to be significant harm in terms of noise from the dwelling on the amenity of these dwellings.

88. With regard to impact of noise from the A10 the Environmental Health Officer has requested a noise impact assessment in light of the new ProPG guidance to fully consider the impact from road traffic both internally and within the external amenity areas of the proposed dwelling. The Inspector in the allowed appeal Appeal B: APP/W0530/A/12/2185590 considered the noise from the A10 and did not consider there to be significant harm from this noise source on the amenity of the mobile home. There is 1.8m high fencing on the western boundary and the dwelling is cited 78 metres from the A10 which is a significant distance. The dwelling at School House is in just as close proximity to the A10, albeit on School Lane however, given the new guidance and the permanency of the new dwelling it would be reasonable to condition this paying regard to policy NE/15 of the adopted LDF 2007.

4) Parking and Highway Safety

89. In consultation with the Local Highways Authority it would be reasonable to add the Traffic Management Plan condition to ensure there is not a significant highway safety issue in accordance with policy DP/3 of the adopted LDF 2007. There is sufficient provision on site for two cars to parking in accordance with policy TR/2 of the adopted LDF 2007.

5) Contaminated Land

90. There is no requirement from the Contaminated Land officer regarding a condition for any contaminated land in accordance with policy DP/1 of the adopted LDF 2007.

6) Flooding

91. As the site is located in Flood Zone 1 and the access is in Flood Zones 2 and 3 a Flood Risk Assessment together with flood warning and evacuation plan has been submitted it would be reasonable to condition in accordance with policy NE/11 of the adopted LDF to ensure there is not a significant flooding issue.

7) Drainage

92. It would be reasonable to condition a scheme for the provision and implementation of surface water and foul water drainage to ensure there is a satisfactory method in accordance with policy DP/1, NE/9 and NE/10 of the adopted Local Development Framework 2007. It is proposed for the surface water to drain to soakaways and foul water to the existing treatment plant on site.

8) Developer Contributions

93. Under the provisions of policy DP/4 of the current LDF the applicant would be required to make financial contributions to towards the supply of off-site open space and infrastructure provision.
94. 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.

95. 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. Therefore given the small scale of the development, no contributions in relation to open space and community facilities could be secured from the development.

9)Other Matters

96. A neighbour raised a concern that since permission was granted for the mobile home a new much larger one has been positioned on site. Planning application S/1191/14/DC - Discharge of condition 5 of planning appeal ref APP/W0530/C/12/2186076 – granted provided details for position of mobile home, boundary treatment and restoration of land upon removal agreed on 13 June 2014 in the current position of the mobile home. The unit on site is still considered to be a mobile home as it does not have foundations.
97. With regard to concerns about the site becoming a future housing site and what will happen to the replacement officer/reception and staff/utility facilities and storage building associated with the site. Any material change of use of the land or building would require a planning application and would have to be considered on its own merits.

Recommendation

98. Officers recommend that the Committee approves the application subject to:

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: 001 Rev A and 002 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 demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Local Planning Authority. The principle areas of concern that should be addressed are:
 - (i) Movements and control of muck away lorries with particular reference to peak hours along the A10 (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 with particular reference to the peak hours along the A10 (all loading and unloading shall be undertaken off the adopted public highway)

(iv) Control of dust, mud and debris in relationship to the operation of the adopted public highway
Development shall be carried out in accordance with the approved details.

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

- (d) 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.)
- (e) 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.)
- (f) Prior to the commencement of development details of the insulation to be installed to the interior face of the walls of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a noise assessment which demonstrates that the noise levels emitted from the A10 would not exceed background noise levels once the proposed insulation is installed. The noise assessment shall also measure the level of noise within the amenity space included within the development hereby approved and shall include any measures necessary to mitigate the impact of any noise above background level. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
(Reason - To ensure a satisfactory level of amenity for future occupants in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- (g) The dwelling hereby permitted shall be limited to a person solely or mainly working on the site known as Chittering Park Caravan site and any resident dependents.
(Reason - By virtue of Policy HG/9 of the adopted Local Development Framework 2007 only allowing the dwelling due to the need for it in connection with the business.)
- (h) The Flood Risk Assessment entitled 'Erection of a warden/manager dwelling (to replace the residential mobile home - warden accommodation allowed on appeal) Chittering Park Caravan Site, Ely Road, Chittering, Cambridgeshire, CB25 9PH, Flood Risk Assessment together with flood warning and evacuation plan' mitigation measures shall be fully implemented prior to the occupation of the dwelling or details shall be submitted to and agreed in writing by the Local Planning Authority.
(Reason: To ensure there is not an unacceptable flood risk in accordance with policy NE/11 of the adopted Local Development Framework 2007.)
- (i) 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 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.)

- (j) 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.)

- (k) The boundary treatments surrounding the site shall be retained or details shall be submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure privacy is protected in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

99. **Informatives**

- (a) 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.
- (b) 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.
- (c) 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.

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.

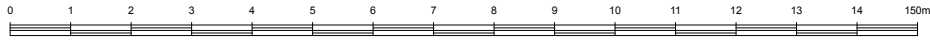
- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: S/0055/17/FL
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author:

Lydia Pravin
Telephone Number:

Senior Planning Officer
01954 713020

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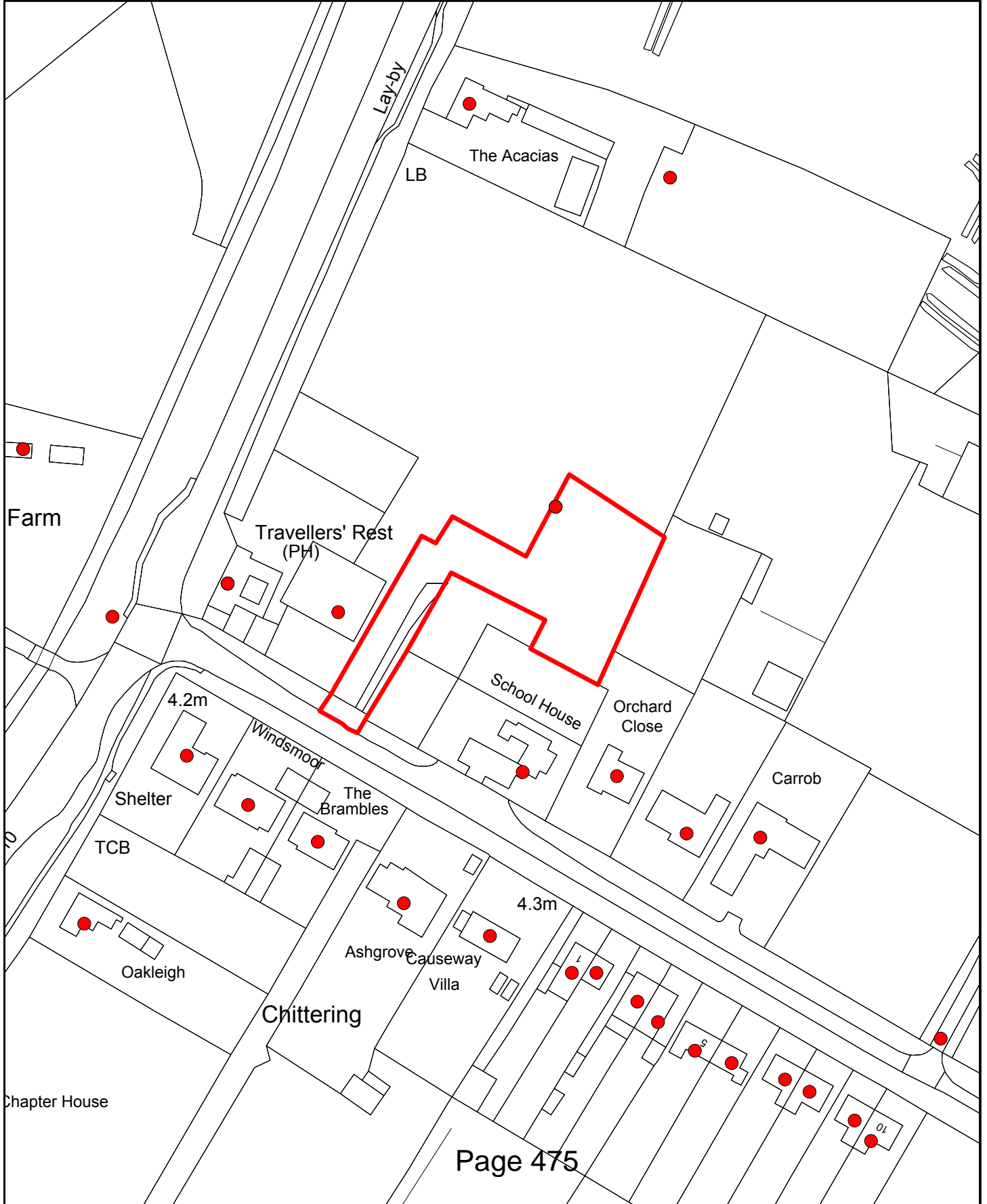
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South Cambridgeshire District Council

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Agenda Item 13

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 July 2017

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1782/17/PO
Parish(es):	Waterbeach
Proposal:	Application for the modification of planning obligations for planning permission S/0558/14/OL for the erection of 57 dwellings
Site address:	Land North of Bannold Road (Drovers Way)
Applicant(s):	Bovis Homes Limited
Recommendation:	Approval
Key material considerations:	Pedestrian Safety Accessibility to Services and Facilities
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Karen Pell-Coggins, Senior Planning Officer
Application brought to Committee because:	The planning obligation is different to that originally approved by the Planning Committee
Date by which decision due:	13 July 2017

Site and Surroundings

1. The site is located to the north of Bannold Road and west of Bannold Drove, outside the Waterbeach village framework and within the countryside. Outline planning consent was granted under reference S/0558/14/OL for up to 57 dwellings on the site in February 2015 and reserved matters consent was granted for 57 dwellings on the site under reference S/2588/15/RM in July 2016. The development is currently under construction.

Proposal

2. The proposal (as amended) seeks to modify the planning obligation dated 17 January 2015 in relation to planning consent S/0558/14/OL. The existing legal agreement states that a new 1.8 metre footway shall be provided along the northern side of Bannold Road between the new site access and the existing footway to the east of the junction with Cody Road prior to the occupation of the first dwelling. The wording of the legal agreement is proposed to change to include a temporary solution of crossing

Bannold Road and using the existing footway along the southern side of Bannold Road as a result of the adjacent development access and works hindering the delivery and completion of the approved footway. This would enable pedestrians a safe route around the works until completion of the footway whilst allowing occupation of the dwellings.

Planning History

3. S/0558/14/OL - Outline Planning Permission for Erection of up to 57 Dwellings including Affordable Housing, Public Open Space, New Roads and Associated Infrastructure including a Sustainable Drainage System with Main Access off Bannold Road - Appeal Allowed
S/2588/15/RM - Reserved Matters for Layout, Scale, Appearance and Landscaping for the Erection of 57 Dwellings including Affordable Housing, Public Open Space, Roads and Associated Infrastructure including a Sustainable Drainage System - Approved

National Guidance

4. National Planning Policy Framework 2012
Planning Practice Guidance

Development Plan Policies

5. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres
6. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**
DP/1 Sustainable Development
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
7. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD - Adopted March 2010
8. **South Cambridgeshire Local Plan Submission - March 2014**
S/3 Presumption in Favour of Sustainable Development
S/9 Minor Rural Centres
HQ/1 Design Principles
TI/8 Infrastructure and New Developments

Consultation

9. **Waterbeach Parish Council** – Has the following comments (as amended): -

With regard to the highway issue, the Council is prepared to accept the proposal regarding the Highway works provided that a) the footpath is installed as soon as practical and b) that meantime the footpath on the opposite side of the road is reinstated in the meantime to provide safe conditions for pedestrians.

10. **Local Highways Authority** – Comments that point 4iii of the application form is acceptable subject to the footway being completed prior to the occupation of 75% of the dwellings.

PLANNING ASSESSMENT

11. The principle of development on this site has already been established through the grant of outline and reserved matters approval for 57 dwellings.
12. Therefore, the key issues to consider in the determination of this application relates to pedestrian safety and accessibility to services and facilities
13. The Local Highway Authority has raised no objections to the temporary footway solution providing the permanent footway is completed prior to the occupation of 75% of the dwellings on the site to ensure that it is provided in the long term.
14. The existing footway along the southern side of Bannold Road is currently in a poor state of repair and is not currently useable.
15. The works to repair the existing footway are due to commence on 24 July 2017 and will take ??? to complete.
16. This is considered acceptable providing the footpath repair works are completed to Local Highway Authority standards prior to the occupation of any dwellings and the footpath subject to the original consent is completed to Local Highway Authority standards prior to the occupation of 75% of the dwellings.
17. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore considered that the planning obligation should be modified in this instance.

RECOMMENDATION

25. It is recommended that the Planning Committee grants officers delegated powers to approve the application and amend the planning obligation

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/1782/17/PO, S/0558/14/OL and S/2588/15/RM.

Report Author:

Karen Pell-Coggins
Telephone Number:

Senior Planning Officer
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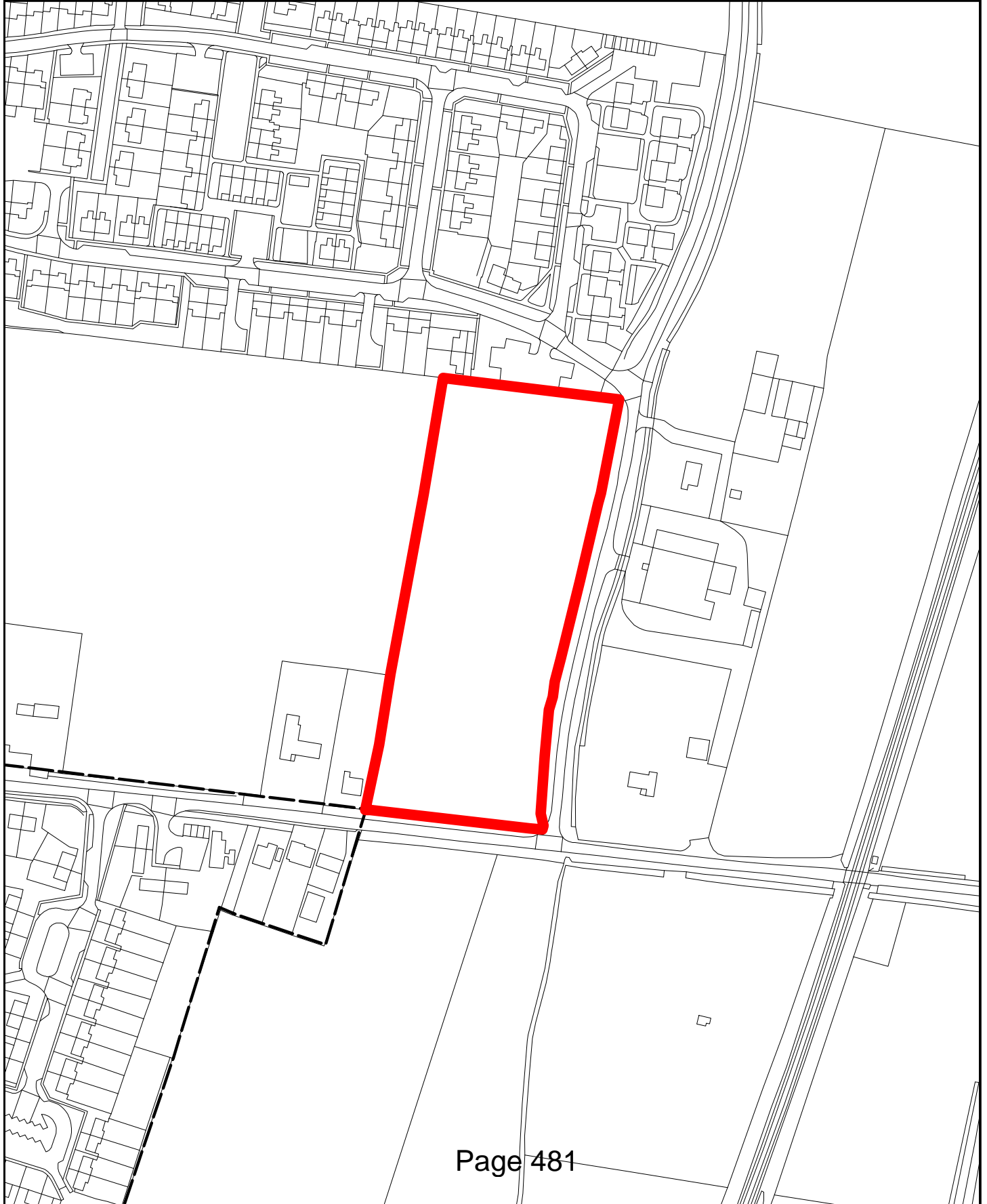
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District Council**

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Agenda Item 14



REPORT TO: Planning Committee

9 August 2017

LEAD OFFICER: Joint Director of Planning & Economic Development

Enforcement Report

Purpose

1. To inform Members about planning enforcement cases, as at 20 July 2017
Summaries of recent enforcement notices are also reported, for information.

Executive Summary

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

Updates to significant cases

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

File prepared and instruction given to apply for a High Court Injunction.

Preparation work including further detailed inspections of the lands in question, personal service etc. is currently being carried out along with a witness statement to facilitate the High Court Injunction application.

The family of the deceased owner of Hill Trees have informed the council that the various claims against the estate by the current occupier have been struck out including the Inheritance Claim. Although further appeals have been made it is their solicitor's view that the person responsible for the breach of control on the Land adjacent to Hill Trees has reached the end of the road and that they are shortly going to issue a notice for the unlawful occupation of Hill Trees to cease?

A further inspection of the land adjacent to Hill Trees carried out on the 13th July confirmed that the displaced vehicles are still occupying the site along with several additional vehicles. The meeting with Counsel which was originally booked for the 17th July will now take place on the 26th July 2017

(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.

Following a full survey of the site , Including Needs assessments preparation was made for the issue of twenty two (22) Breach of Condition Notices covering five plots in Water Lane, one plot in Orchard Drive, four plots in Pine Lane, three plots in Park Lane, and nine plots in Setchel Drove, who have been found to breach their planning permission.

(c) **Sawston – Football Club**

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

Permission to appeal allowed – Appeal Listed for a 1 day hearing on the 19th January 2017. 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 30th 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 27th April 2015 – The application was refused on the 19th November 2015 and again was appealed. The planning inspector dismissed the appeal on the 14th April 2016

A report was to be submitted to the July Planning Committee to approve direct action by the council in relation to demolition of the unauthorised extension however a further three applications were received from the land owner prior to committee and therefore this item has been withdrawn from the agenda in order to allow officers the opportunity to review the information.

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,

The case was heard by Cambridge Magistrates Court where the owners pleaded guilty. The couple were fined £1500.00p each with £500.00p costs and £100.00p Victim surcharge The total amount was £4200.00p.

The unauthorised building has since been demolished and our file is now closed regarding this matter.

(e) **Fulbourn - St Martin's Cottage, 36 Apthorpe Street,**

Erection of a wooden building in rear paddock of No.36 Apthorpe Street, Fulbourn, intended for commercial use as a carpentry workshop.

The building is, in the absence of a planning permission in breach of planning control and has a detrimental impact upon the Green Belt and open countryside.

A retrospective planning application has not been submitted in order to try and regularise the breach of planning control identified therefore an application to issue an enforcement notice for the removal of the building was made. Enforcement Notice issued 9th September 2016 effective date 21 October 2016 Compliance period – Three months - Appeal received by the Planning Inspectorate. 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. Confirmed 10th 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.

Appeal dismissed 7 July 2017 Compliance period three months, i.e. by 7th October 2017.

(h) **Willingham – The Oaks Meadow Road**

The use of the chalet building as a dwelling house without the benefit of planning permission. A retrospective planning application had previously been submitted and was due to be heard at the 7th December 2016 Planning Committee but was withdrawn by the applicant. Enforcement Notice issued and subsequently Appealed. Appeal to be by Enquiry 19th & 20th September 2017 - Confirmed

Investigation summary

- 6 Enforcement Investigations for June 2017 reflect a 18.1% increase when compared to the same period in 2016. Sixty Five (65) 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:

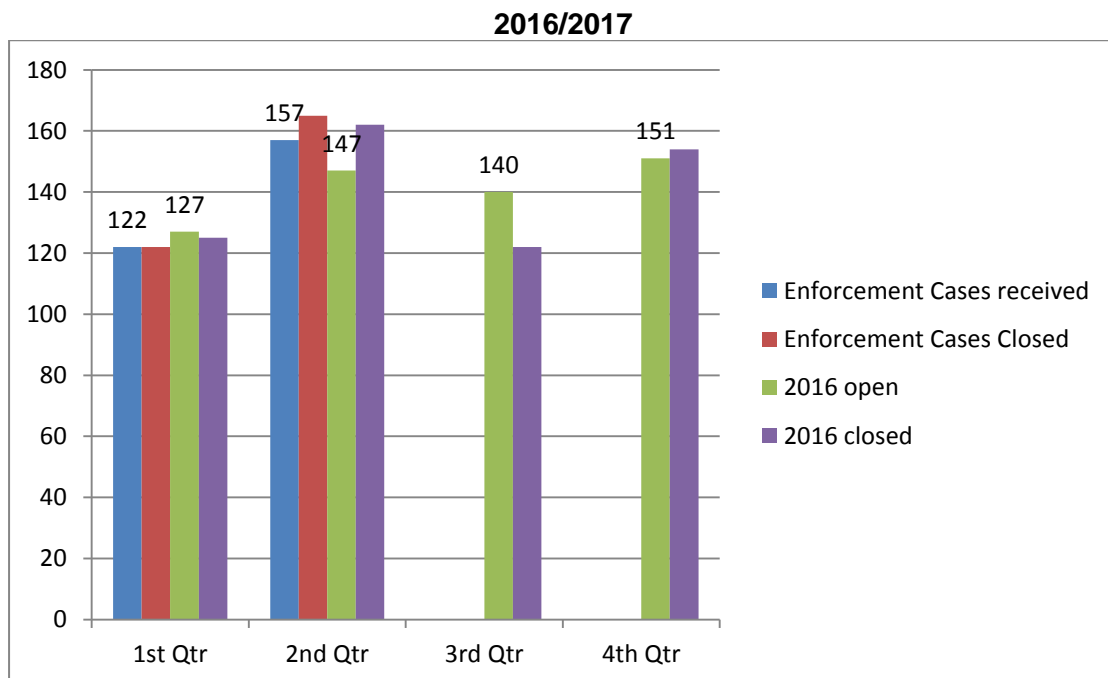
- **Appendices 1 and 2**

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

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Enforcement Cases Received and Closed

Month – 2017	Received	Closed
April 2017	36	27
May 2017	56	64
June 2017	65	74
1 st Qtr. 2017	122	122
2 nd Qtr. 2017	157	165
3 rd Qtr. 2017	-	-
4 th Qtr. 2017	-	-
1 st Qtr. 2016	127	125
2 nd Qtr. 2016	147	162
3 rd Qtr. 2016	140	122
4 th 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
	June 2017	2017
Enforcement	2	9
Stop Notice	0	0
Temporary Stop Notice	0	4
Breach of Condition	1	2
S215 – Amenity Notice	0	1
Planning Contravention Notice	0	2
Injunctions	0	0
High Hedge Remedial Notice	0	0

2. Notices served since the previous report

Ref. no.	Village	Address	Notice issued
SCD-ENF 094-17 Unlawful development, 6mt high pole for CCTV equipment	Whaddon	9A Bridge Street	Enforcement Notice
SCD-ENF 0106-17 Exceeds number of approved caravans on site	Milton	Southgate farm, Chesterton Fen Road	Breach of Condition Notice
SCD-ENF 0483/16 Unauthorised erection of a two storey prefabricated dwelling	Landbeach	Overbrook Farm Nursery, Green End	Enforcement Notice

3. Case Information

Forty seven of the sixty five cases opened during June were closed within the same period which represents a 72.3% closure rate.

A breakdown of the cases investigated during June 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.
Three (3) cases were investigated

Medium Priority -Activities that cause harm (e.g. adverse affects on residential amenity and conservation areas, breaches of conditions)
Fifty three (53) 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)
Nine (9) cases were investigated

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

Adverts	x 01
Amenity	x 00
Breach of Condition	x 19
Breach of Planning Control	x 02
Built in Accordance	x 05
Change of Use	x 08
Conservation	x 02
Listed Building	x 01
Other	x 12
Unauthorised Development	x 11
Permitted Development	x 04
<u>Total Cases reported</u>	<u>65</u>

Agenda Item 15



REPORT TO: Planning Committee

9 August 2017

LEAD OFFICER: Joint Director for Planning and Economic Development

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 28th July 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
 - Appendix 4 - Appeal summary prepared by John Koch

Contact Officer: Stephen Kelly Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

Telephone Number:: 01954 713350

Report Author: Ian Papworth Technical Support Team Leader (Appeals)

Telephone Number: 01954 713406

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Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
S/0025/17/FL	The Shed, St Johns Farm, St Johns Lane, Horningsea, CB25 9JQ	Single storey side and rear extension	Appeal Dismissed	03-07-17	Refusal
S/1075/16/FL	Thistledown, Cardinals Green, Horseheath	Wooden lodge in rear garden for use as an annexe	Appeal Dismissed	07/07/17	Refusal
S/2788/16/FL	32, Ickleton Rd, Duxford	Demolition of the existing detached single storey dwelling and replacement with a new two storey detached dwelling.	Appeal Allowed	04/07/17	Refusal
S/2860/15/FL	32 Ickleton Rd, Duxford	Erection of outbuildings including the construction of an indoor swimming pool and associated landscaping and groundworks (part retrospective)	Appeal Allowed	04/07/17	Approval
S/2510/15/OL	Land East of Highfields Road, Highfields Caldecote	Outline planning permission for up to 140 residential dwellings, (including up to 40% affordable housing), removal of existing temporary agricultural structures and debris, introduction of structural	Appeal Allowed	05/07/17	Non Determination

Appendix 1

		planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access.			
S/3190/15/OL	Land at, Hurdleditch Road, Orwell,	Outline planning application for up to 49 dwellings, community car park and coach drop-off facility, pumping station and associated infrastructure	Appeal Allowed	15/06/17	Refusal
S/2513/16/FL	38 High Street, Foxton	Proposed erection of a new two bedroom detached dwelling	Appeal Dismissed	18/7/17	Refusal
S/1605/16/OL	Land to the Rear of 130, Middlewatch, Swavesey	Outline application for the development of up to 70 dwellings comprising 42 market and 28 affordable units, public open space, children's play area,	Appeal Allowed	26/07/2017	Refusal

Appendix 1

		associated landscaping and new access			
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Appeals Received

Reference	Address	Details	Date Appeal lodged
S/3430/16/F	Church View, Newmarket Road, Stow Cum Quy,	Erection of one dwelling	16.05.2017
S/1092/17/FL	The Oaks, Meadow Road, Willingham	Change of use of part of the site to residential with the provision of two Gypsy and Traveller residential pitches, and one transit pitch	29/06/2017
S/0257/17/FL	34 South Road, Great Abington	Proposed annexe	04/07/2017
S/3196/16/DC	Land at Morden Grange Farm to the north , Land at Morden Grange Farm, Odsey	Discharge of Conditions 4 (Junction Improvements) and 5 (Vehicle Routing Plan) of Planning Application S/0462/14/FL	02/07/2017
S/0096/17/OL	Agricultural land north east of Back Road, Linton	Outline planning application for the erection of up to 95 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Back Road. All matters reserved except for means of access.	10/07/2017

Appendix 2

S/3391/16/OL	Land off Boxworth End, Swavesey	Outline planning application for the demolition of farm outbuildings and the erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Boxworth End with all other matters reserved except for means of access.	14/07/2017
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Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- **Local Inquiries**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
S/1818/15/OL	Gladman Developments Ltd	Cottenham Land off Rampton Rd	Planning Decision	21 st , 22 nd , 26 th and 27 th Sept 2017 Confirmed
ENF/0012/17	Mr Thomas Buckley	The Oaks, Meadow Road, Willingham	Enforcement Notice	17/10/2017 for 3 days Confirmed
S/1092/17/FL	Mr Dolph Buckley	The Oaks, Meadow Road, Willingham	Planning Decision	TBC
S/2764/16/OL	Wellbeck Strategic Land II LLP and Mr B J Fletcher and Mrs S J Fletcher	Land off Grafton Drive, Caldecote	Non Determination	05/09/2017 for 4 days Confirmed
S/1969/15/OL	Mr Jon Green	Horseheath Road, Linton	Planning Decision	TBC
S/2553/16/OL	Mr Jon Green	Horseheath Road, Linton	Planning Decision	TBC
S/0096/17/OL	Gladman Developments Ltd	Agricultural land North East of Back Road, Linton	Planning Decision	TBC

- **Informal Hearings**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
ENF/0433/16	Mr Tony Price	7 Moor Drove, Cottenham	Enforcement Notice	10/10/2017 Confirmed
ENF/433/B/16	Mr Tony Price	7 Moor Drove, Cottenham	Enforcement Notice	10/10/2017 Confirmed

Appendix 3

ENF/433/C/16	Mr Tony Price	7 Moor Drove, Cottenham	Enforcement Notice	10/10/2017 Confirmed
S/3396/16/RM	Cala Homes North Home Counties	8 Greenacres, Duxford	Planning Decision	TBC
S/1027/16/OL	Bloor Homes Eastern	Land south of Fen Drayton Road, Swavesey	Planning Decision	19/09/2017 Confirmed
S/3391/16/OL	Gladman Developments Ltd	Land off Boxworth End, Swavesey	Planning Decision	TBC

Summaries of recent decisions

Gladman Developments Ltd – Outline application 140 residential dwellings (including up to 40% affordable housing) removal of existing temporary agricultural equipment and debris, introduction of structural planting and landscaping, informal public open space and children’s play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access point from Highfields Road and associated ancillary works, with all matters reserved except for the main site access – Land East of Highfields Road, Caldecote – Appeal allowed.

1. The Committee refused the application on the basis of the unsustainable location of the site for the proposed development. The appeal was considered by way of an inquiry attended by Cllr Hawkins as local member.
2. While the inquiry took place before the *Hopkins Homes* Supreme Court judgement, the inspector received comments from the main parties following the judgement before issuing his decision.
3. The inspector identified the Council’s objection to the appeal scheme being its location in a village that in its view scores poorly in terms of public transport links, health provision, local facilities and employment. Local people had referred to the recent increase in population which they feel has not been sufficiently accompanied by new facilities apart from the new village hall which is small. On this aspect he concluded that although most future residents will need to use a car for main shopping trips and commuting, the bus services together with the opportunity to use an upgraded cycleway to the main road and shop offer a practical choice which in this case limits the degree of conflict with the aims of development plan policies TR/1 and DP/1b.
4. The frequency of bus services to Cambridge and Cambourne was considered sufficient to provide a realistic choice for commuters. Although bus services are significantly better than many other rural locations, the development nonetheless conflicts with the sequential development sustainability criteria set out in plan policies ST/6, DP/7, DP/1a and 1b. Access to education and medical services could be secured by way of contributions through a section 106 agreement. Other necessary infrastructure could be also be secured.
5. There was recognition that local occupiers have experienced serious surface water flooding in Highfields Road in the past. At the site visit, it was apparent that this was at least partly caused by constricted and unmaintained ditches and culverts running along the frontage of properties. The appeal scheme would incorporate a separate drainage ditch draining in an easterly direction towards a balancing pond from where the outflow into the local drainage system would be controlled. In this way, there would be no additional surcharge from development of the appeal site on existing drains in Highfield Road. This matter could be assured by means of an appropriate condition.
6. Foul drainage is currently pumped away from the village to the Bourn treatment plant. Incidents of flooding and breakdown have occurred at the pumping station, leading to smells and noise, but Anglia Water has indicated that the pumping station has the capacity to pump the additional outflow from the proposed development. On the face of the evidence, there was no reason to consider that foul drainage is a reason to

dismiss the appeal. A condition could be imposed to ensure that the Council approves the design of the drainage.

7. In conclusion, the proposal was found to conflict with policies ST/6, DP/7 and DP1(a), but the weight to be attached to the conflict with these policies is reduced because of the ongoing housing shortfall. The second limb of paragraph 14 of the NPPF applies. Taking all matters into account, the adverse impacts of the proposed development fall short of outweighing the benefits, assessed against the policies of the NPPF taken as a whole. The proposal would represent sustainable development which should be granted planning permission.

Comment: This decision is further evidence that the legal advice given to the Council regarding the status of policies ST/6, DP/1(a) and DP/7 as no longer being out of date is correct. This allows the decision-maker to give weight in principle to the objectives of these policies, albeit this weight is still regarded as "limited" and must still be considered in the light of paragraph 49 of the NPPF and the Council's inability to demonstrate an up to date supply of housing land.

Swavesey Ventures Ltd – Development of up to 70 dwellings, public open space, children's play area, associated landscaping and new access – Land including at rear of 130 Middlewatch, Swavesey – Appeal allowed and costs awarded against the Council

8. This appeal followed the Planning Committee's refusal of outline planning permission on the grounds of the cumulative impact arising from this and other development in the village having due regard to traffic generation, the capacity of primary and secondary schools, and mitigation for foul water drainage. The appeal was considered by way of written representations.
9. In considering the sustainability of the village to accommodate this level of development, the inspector noted the intention to re-designate the village as a Minor Rural Centre. He agreed with the officer report to Committee which stated that in the context of a lack of a five year housing land supply, development in this type of location generally and Swavesey specifically, can, in principle, accommodate more than the indicative maximum of 30 units. This would still achieve the definition of sustainable development due to the level of services and facilities provided in these villages.
10. There had been no in-principle objections from relevant consultees concerning education, highways, sewerage or other services and facilities, whether considered on its own or cumulatively with others. In the absence of cogent evidence to the contrary he concluded that the conflict with existing plan policies – notably DP/7 and countryside impact - would be quite limited.
11. The proposed planning obligations towards affordable housing, education (as originally drafted and agreed by the County Council), open space, sports facilities, primary health care, libraries and lifelong learning, transport and household waste receptacles were all being provided and deemed necessary to make the development acceptable in planning terms. Provision was also made for the maintenance of sustainable urban drainage.
12. The development was therefore held to amount to sustainable development having regard to the three dimensions as set out in the NPPF. This includes an "imperative to significantly boost the supply of housing and the economic advantages of that are

well established and understood. Moreover, the social benefits of increasing housing supply are significant, including in this case the affordable housing that would be delivered across the development. Subject to the imposition of the conditions suggested by the Council, there would be no unacceptable environmental consequences". The appeal was therefore allowed.

13. The appellant's claim for costs was made on the basis that the Committee had disregarded the advice of its officers who were themselves guided by the advice of the relevant consultees with responsibility in those areas of concern. Instead of following evidence-based professional advice, it had substituted its perception of the impacts of the proposal without credible evidence to substantiate its alternative view. This had resulted in unreasonable refusal, thereby delaying the development and causing the applicant unnecessary and wasted expense in the appeal process.
14. For his part, the inspector agreed that the Council had been unable to justify its position in this respect. The application had unreasonably been refused and as a consequence the applicant had incurred unnecessary and wasted expense in the appeal process. This had also encompassed the appellant's cost of preparing as a contingency a Deed of Variation to the planning obligation primarily in respect of the Secondary Education Contribution. This had arisen as a result of the County Council changing its mind and asking for an increased sum late in the day. The request had been accepted and taken on board by the District Council but was found to be unjustified.

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