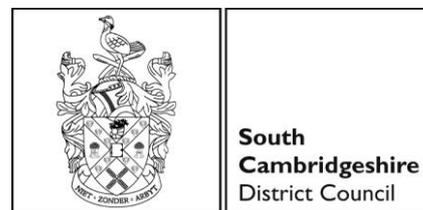


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500

f: 01954 713149

www.scambs.gov.uk



Please note start time

23 March 2018

To: Chairman – Councillor Pippa Corney
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors 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, 4 APRIL 2018** 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

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

AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

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

PROCEDURAL ITEMS

1. **Apologies**
To receive apologies for absence from committee members.
2. **Declarations of Interest**
 1. **Disclosable pecuniary interests ("DPI")**
A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under

consideration at the meeting.

2. Non-disclosable pecuniary interests

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

3. Non-pecuniary interests

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

3. Minutes of Previous Meeting

1 - 12

To authorise the Chairman to sign the Minutes of the meeting held on 7 March 2018 as a correct record.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

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

4. S/2184/16/OL - Hauxton (Former Waste Water Treatment Site, Cambridge Road)

13 - 48

Demolition of structures, remediation and redevelopment for up to 32 dwellings with new open space and associated infrastructure. and other associated works.

5. S/4569/17/FL - Foxton (40 Barrington Road)

49 - 82

Construction of (B1) technology centre (2,165sqm) with associated parking and external landscaping.

6. S/0179/18/OL - Histon (Land to south of 43 St Audrey's Close)

83 - 96

Development of 1 no. dwelling as part of the SCDC self-build programme

7. S/0549/18/FL - Cambourne (South Cambridgeshire Hall, 6010, Cambourne Business Park)

97 - 104

Construct a storage area between the cycle shed and waste store

MONITORING REPORTS

8. Enforcement Report

105 - 114

9. Appeals against Planning Decisions and Enforcement Action

115 - 124

OUR LONG-TERM VISION

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

OUR VALUES

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

- Working Together
- Integrity
- Dynamism
- Innovation

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

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

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

Security

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

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

Emergency and Evacuation

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

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

First Aid

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

Access for People with Disabilities

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

Toilets

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

Recording of Business and Use of Mobile Phones

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

Banners, Placards and similar items

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

Disturbance by Public

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

Smoking

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

Food and Drink

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

EXCLUSION OF PRESS AND PUBLIC

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

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

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

Notes

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

This page is left blank intentionally.

Minute 2 – Declarations of Interest

Councillor Sebastian Kindersley declared non-pecuniary interests as follows:

In the first bullet point of Councillor Sebastian Kindersley's declaration, substitute Litlington Parish Council for Cambridgeshire County Council and, in the second bullet point, delete "...previously represented Great Eversden as a Cambridgeshire County Councillor" and replace with "...been present at meetings of Great Eversden pv when this application had been discussed, but was considering the matter afresh."

Councillor Kindersley's declarations would read as follows:

- Minute 7 ((S/2927/17/FL - Litlington (Sheen Farm, Royston Road)). Councillor Kindersley had been present at Litlington Parish Council meetings at which this issue had been discussed.
- Minute 8 (S/3450/16/FL - Great Eversden (Land to the North of Church Street, known as OSP 148)). Councillor Kindersley had previously been present at meetings of Great Eversden Parish Council when this application had been discussed, but was considering the matter afresh.
- Minute 10 (S/3372/17/CW - Landbeach (Levitt's Field, Waterbeach Waste Management Park, Ely Road)). As a member of Cambridgeshire County Council's Planning Committee, Councillor Kindersley would not vote in relation to South Cambridgeshire District Council's response to consultation.

4. **S/4099/17/OL - HINXTON (LAND TO THE EAST OF THE A1301, SOUTH OF THE A505 NEAR HINXTON AND WEST OF THE A1301, NORTH OF THE A505 NEAR WHITTLESFORD)**

Members visited the site on 6 March 2018.

The Joint Director for Planning and Economic Development outlined the application and set it within the current planning policy context. The case officer updated the Committee about the application, highlighting that Ickleton Parish Council had objected to the application, primarily on landscape and transport grounds. Hinxtton Parish Council supported the recommendation of refusal, but said that, should the Committee approve the application, the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 should specifically address transport concerns.

Barbara Fagg (objector from Hinxtton), Emma Fletcher (applicant's agent), Councillor William Brown (Hinxtton Parish Council), Councillor Aureole Wragg (Pampisford Parish Council), Councillor Andrew Greaves (Whittlesford Parish Council), Councillor Tony Orgee (local Member for Hnxtton and Pampisford) and Councillor Peter Topping (Member for Whittlesford) addressed the meeting.

The Committee debate focussed on the prematurity of the application, not least because it had not been submitted as part of the process being followed as part of the emerging Local Plan. Noting the national and international significance of the proposal, the Committee was clear that the material planning interests of local people must take precedence.

The Principal Planning Policy Officer outlined the nature of Local Plan representations received.

Following further debate, the Committee gave officers **delegated powers to refuse** the application once the public consultation period had expired, for Reasons 2 to 8 inclusive, and Reason 10 set out in the report from the Joint Director for Planning and Economic Development (Reason 9 (Floods and Water) no longer being relevant) and Reason 1 set out in the said report Reason 1 amended to state 'The proposal represents an unsustainable form of development located outside of the village development framework and within the open countryside. The proposed site has not been allocated or put forward for development in the current Local Development Framework or emerging Local Plan. The development is therefore contrary to Policies DP/7 and ET/3 of the South Cambridgeshire Development Control Policies DPD 2007, Policy S7/8 of the Core Strategy DPD and Policies S/5, S/7, E/15 and E/16 of the draft South Cambridgeshire Local Plan 2014.'

Councillor Deborah Roberts arrived at the meeting after the consideration of this application had started, and therefore abstained from voting.

5. **S/3564/17/OL - GREAT ABINGTON (LAND NORTH OF LINTON RD)**

Members visited the site on 6 March 2018.

Copies of the Heads of Terms had been circulated to Planning Committee members.

James Snell (applicant's agent), Councillor Pennie Zimern (Parish Council) and Councillor Tony Orgee (local Member) addressed the meeting.

Discussion included reference to the application being outline only. One Committee member suggested that, if approved, the Reserved Matters application should be presented to Committee for determination. A Committee member suggested that the requirement for affordable housing should be pegged at 40% with a minimum of five dwellings.

The Interim Head of Development Management highlighted the impact of the five-year land supply issue and said that the setting of the nearby Listed Buildings should be seen as a material consideration.

A proposal by Councillor Deborah Roberts to defer the application was seconded by Councillor Tim Scott, voted upon, and lost.

The Committee gave officers **delegated powers to approve** the application, contrary to the primary recommendation in the report from the Joint Director for Planning and Economic Development. The Committee did not consider that the impact on the setting of the Conservation Area and Listed Building would significantly and demonstrably outweigh the benefits arising from the development, namely the provision of no fewer than five affordable dwellings, and those benefits set out in paragraph 84 of the report. Planning consent would be subject to:

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 in line with the following Heads of Terms

Great Abington – Land north of Linton Road (S/3564/17/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing	40% or five dwellings, whichever is the higher
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	All 5 affordable dwellings to have local connection priority. 1 st Great Abington and Little Abington 2 nd Babraham, Hildersham, Hinxton, Pampisford

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Sports	SCDC	£15,000 (circa)
Indoor community space	SCDC	£22,000 (circa)
Children’s play	SCDC	£7,000 (circa)
Household waste bins	SCDC	£73.50 per house and £150 per flat
Healthcare	SCDC	
TOTAL		£44,000
TOTAL PER DWELLING		£3,384.62

Section 106 infrastructure summary:

Item	Beneficiary	Summary
N/A	N/A	N/A

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	NO

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	NO

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	NO

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

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO

Ref	CCC6
Type	CCC monitoring
Policy	None
Required	NO

Ref	CCC7
Type	Transport
Policy	TR/3
Required	NO

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL	
Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Great and Little Abington needed 2.21 ha of sports space but had 3.72 ha, i.e. a surplus of 1.51 ha.</p> <p>The parishes of Great and Little Abington have shared recreation facilities. The one recreation ground is located in Great Abington and has a football pitch and separate cricket pitch and a heavily used, informal MUGA. There is also an outdoor bowling green located in Little Abington. The football pitches are in very good condition and have been improved since the last report. The villages do not provide competitive junior football as many local young people play for the Aztecs Club, now based at Linton Village College. There is an adult football team, and 4 adult and 5 junior cricket teams. The Bowls club are allowed to use the ground by goodwill only as it is privately owned.</p> <p>In accordance with policies SF/10 and SF/11 the applicant will be required to make a contribution towards the increase in demand for provision of outdoor sports provision to mitigate the impacts of the proposed development.</p> <p>Great Abington Parish Council has said that in order to meet the needs of future resident's sports contributions are required to:</p> <ul style="list-style-type: none"> A. Improve and enlarge the hard court area on the recreation ground (which is well used by the community and the school), making it into a Multi Use games Area (MUGA) that can be used for a wide range of activities including tennis, 5 a side football, football and cricket practice. B. A BMX Track C. A perimeter running track around the recreation ground D. Cricket Practice nets <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	£15,000 (circa)

Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupations of 5 dwellings
Officer agreed	YES
Applicant agreed	TBC
Number Pooled obligations	One to date (North of Pampisford Road)

Ref	SCDC2															
Type	Children's play space and informal open space															
Policy	SF/10															
Required	YES															
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Great and Little Abington needed 1.11 ha of play space whereas it had 0.08 ha, i.e. a deficit of 1.03 ha.</p> <p>A development of 13 dwellings is required to provide onsite open space in the form of (a) informal children's play space and (b) informal open space.</p> <p>The provision of formal children's play space will be satisfied via an offsite contribution based on the rates set out below.</p> <p>1 bed: £0 2 bed: £1,202.78 3 bed: £1,663.27 4+ bed: £2,281.84</p> <p>Great Abington Parish Council has said that contributions would be spent on updating and improving the existing children's play area at the recreation ground.</p> <table border="1" data-bbox="603 1482 1334 1666"> <thead> <tr> <th></th> <th>Informal play space</th> <th>Informal open space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>Nil</td> <td>5.4m2</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 play space	Informal open space	1 bed	Nil	5.4m2	2 bed	7m2	7m2	3 bed	9.7m2	9.7m2	4+ bed	13.3m2	13.3m2
	Informal play space	Informal open space														
1 bed	Nil	5.4m2														
2 bed	7m2	7m2														
3 bed	9.7m2	9.7m2														
4+ bed	13.3m2	13.3m2														
Quantum	£22,000 (circa)															
Fixed / Tariff	Tariff															
Trigger	To be paid prior to the occupations of 5 dwellings															
Officer agreed	YES															
Applicant agreed	YES															
Number Pooled obligations	One to date (North of Pampisford Road)															

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 Great Abington has a need for 95 square metres of indoor meeting space and Little Abington has a need for 55 square metres. Both villages are served by the Abington Institute which provides 180 square metres meaning there is a surplus of 30 square metres. The Institute is described as a well maintained, good quality, recently updated facility which is well equipped with a community café and functions as a hub for community sports facilities. The hall is of a reasonable size.</p> <p>Based on the likely number of people arising from the development an area of circa 4 m² is required.</p> <p>Great Abington Parish Council has said that monies would be used towards the continued improvement of facilities at the village Institute:</p> <ul style="list-style-type: none"> A. The replacement of the terrace glazed walling @ £15,000 B. Improve lighting @ £3,000 C. Additional storage @ £2,000 D. Improved flooring @ £11,000 E. New oven @ £3,500 <p>The contribution required as per the indoor community space policy would be:</p> <p>1 bed - £284.08 2 bed - £371.00</p>

	3 bed - £513.04 4+ bed - £703.84
Quantum	£7,000 (circa)
Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupations of 5 dwellings
Officer agreed	YES
Applicant agreed	TBC
Number Pooled obligations	One to date (North of Pampisford 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	Portfolio holder approved policy
Required	NO

2. The suggested Conditions set out in the report in case the Committee rejected the officer recommendation to refuse, together with additional safeguarding Conditions including the requirement for a design brief to provide guidance prior to the submission of any Reserved Matters.

6. S/3396/17/FL - FULBOURN (LAND WEST OF BALSHAM ROAD)

Members visited the site on 6 March 2018.

Councillors Graham Cone and John Williams (local Members) addressed the meeting.

The Interim Head of Development Management summarised the concept of a Mortgagee in Possession (MiP) clause.

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

- 1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (or other appropriate legal agreement) as follows:**

- a. No financial contribution – on viability grounds – other than towards the provision of waste bins at £73.50 per house plus indexation)

- b. Affordable Housing**

100% Affordable

- i. 9 at **Affordable Rent** (rents at no more than Housing Allowance levels)

- 4 x one bed
- 3 x two beds
- 2 x three beds

- ii. 5 **Shared Ownership**

- 3 x two beds
- 2 x three beds

- c. Mortgagee in Possession wording to be included in the Legal Agreement
- d. Restriction to limit staircasing on Shared Ownership units not going beyond a maximum of 80% ownership.
- e. Priority to be given to those with a “Local Connection” to Fulbourn before cascading out
- f. On site Open Space LAP (Local Area of Play) with an activity zone of approx. 275 M²
- g. Management and maintenance arrangements (including fall-back provisions) for internal roads, on-site open space, LAP, and over communal hard and soft landscaping and sustainable drainage

- 2. The Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development.

7. **S/3418/17/FL - FULBOURN (LAND AT FULBOURN SOCIAL CLUB, CAPITAL PARK)**

Members visited the site on 6 March 2018.

The case officer corrected paragraphs 32 to 34 to read as follows:

Site and Proposal

The site

- 32. The application site is located on the Capital Park site adjacent to the Cambridge Road and accessed from that road via the main entrance to the business park and off its internal access road. The wider Capital Park site is a business park comprising 4 large three storey office buildings, the old hospital building, a daycare nursery, café and gatehouse, as well as the existing social club which occupies the application site.
- 33. The application site is approximately 8,500 m² in area and is enclosed by mature planting on the southern boundary with Cambridge Road and alongside the business park access road to the west. It is open to playing fields to the east, which are in turn enclosed by a mature tree belt on their eastern boundary. The site is currently occupied by the existing social club building and its car park and access. The social club building is single storey and of a

relatively simple, utilitarian design with hard standing for car parking to the west side, between the building and the internal access road for the business park.

34. The site is located outside of any development framework boundary and is in the Cambridge Green Belt and is part of the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt. It is also located within the boundary of the Conservation Area of the former hospital site.

David Cottee (Fulbourn Forum – objector), Paul Wilmott (applicant’s agent) and Councillor Graham Cone (local Member) addressed the meeting.

Discussion focused on the rural nature of the application and its impact on the Green Belt, and the adequacy of car parking provision.

The case officer referred to the sequential search that had been carried out.

The Committee gave officers **delegated powers to approve** the application contemporaneously with the associated application S/3404/17/FL, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the provision of transitional arrangements to allow the social club to continue to operate after the demolition of the existing building but prior to the completion of the new building; and
2. The Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, final wording to be agreed in consultation with the Planning Committee’s Chairman and Vice-Chairman.

8. S/3404/17/FL - FULBOURN (LAND OFF FULBOURN OLD DRIFT)

Members visited the site on 6 March 2018.

David Cottee (Fulbourn Forum – objector), Paul Wilmott (applicant’s agent), and cllr Graham Cone and John Williams (local Members) addressed the meeting.

Discussion focused on location and the adequacy of car parking provision. There was some difference of opinion relating to noise, and sustainability of the proposal.

Upon the Chairman’s casting vote, the Committee gave officers **delegated powers to approve** the application, contemporaneously with the associated application S/3418/17/FL, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing a Car Parking Management Plan; and
2. The Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, final wording to be agreed in consultation with the Planning Committee’s Chairman and Vice-Chairman.

9. S/4112/17/OL - FOWLMERE, (LAND R/O 1 WESTFIELD ROAD)

Members visited the site on 6 March 2018.

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

10. S/0548/18/FL - CAMBOURNE (SOUTH CAMBRIDGESHIRE HALL, CAMBOURNE BUSINESS PARK)

Following a brief discussion about security and health & safety issues, the Committee **approved** the application subject to the Conditions set out in the report from the Joint Director for Planning and Economic Development.

11. ENFORCEMENT REPORT

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

12. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

The Meeting ended at 2.45 p.m.

Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 April 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number:	S/2184/16/OL
Parish:	Hauxton
Proposal:	Outline planning permission including means of access for the demolition of structures, remediation, and redevelopment for up to 32 dwellings with new areas of open space, associated infrastructure and other associated works
Site address:	Former Waste Water Treatment Facility, Cambridge Road, Hauxton
Applicant(s):	Harrow Estates PLC
Recommendation:	Delegated Powers to Approve subject to prior completion of a S106 and safeguarding conditions
Key material considerations:	Contamination and Environmental Health; Green Belt impact and Very Special Circumstances; Clearance and Remediation of Site; Affordable Housing, Housing Mix and Viability; Design and Visual Impact; Neighbouring Amenity; Transport and Parking, Ecology
Committee Site Visit:	Yes
Departure Application:	Yes - Advertised as a departure on 13 September 2016
Presenting Officer:	Dan Smith
Application brought to Committee because:	The application represents a significant departure from the adopted local plan. Neighboring Parish Council's also requested referral to Committee.
Date by which decision due:	30 April 2018

Executive Summary

1. The application relates to the former Bayer CropScience waste water treatment works and surrounding land. It seeks outline planning permission for the demolition and removal of the buildings and structures which comprise the existing works, the remediation of the heavily

contaminated site (which is designated contaminated land under Part IIA of the Environmental Protection Act 1990) and the erection of up to 32 dwellings, new areas of open space on the wider site, associated infrastructure and other works. The application is EIA development and is accompanied by an Environmental Statement.

2. The site is outside the development framework of Hauxton and within the Cambridge Green Belt. Due to the scale of buildings proposed and their position on the site the development is, on balance, considered to be inappropriate by definition, but the benefits of the scheme in terms of the remediation of the pollution on site, the visual enhancement provided by the redevelopment of the waste water treatment works, the landscape enhancements to the surrounding open space which would be publicly accessible and the ecological enhancement of the wider site are considered very special circumstances sufficient to outweigh the Green Belt and other harm.
3. The Parish Council for Hauxton is supportive of the application, while the Parish Councils of Harston and Haslingfield have objected to it. The proposed development is considered to be acceptable in terms of its visual impact, the remediation of the contaminated land and the potential impacts on neighbours and local people, the impact on the public highway, trees and ecology on site and in terms of its drainage and flooding impacts. The development would not provide any affordable housing and would be comprised of only larger 4+ bedroom dwellings due to the viability implications of the cost of remediating the site. Given the significant benefits of the scheme, including the remediation, this is considered acceptable as a significantly exceptional case.
4. The application has been referred to the Planning Committee by officers because it represents a departure from adopted policies DP/7 and GB/1. Planning Committee is requested to grant delegated powers to approve the application subject to conditions and the completion of a Section 106 legal agreement securing contributions towards local infrastructure, a remediation costs review, the specification for children's play space, arrangements for the access to and management and maintenance of the landscaping on the wider site and the establishment and meeting of a multi-agency consultative committee on remediation.

Relevant Planning History

5. S/0536/15/OL - Planning permission refused for the redevelopment of the site to provide up to 32 dwellings with new areas of open space and woodland including the countryside park and associated infrastructure.
6. S/2767/13/E1 - Scoping Opinion issued for 35 new dwellings.
7. S/2458/13/E1 - EIA Screening Opinion given (ES required) for the erection of up to 35 dwellings, with associated parking, landscaping and open space.
8. S/0397/91/F - Planning permission granted for the erection of a boiler house.
9. S/1542/87/F - Planning permission granted for the extension to waste water treatment laboratory.
10. S/1979/79/F - Planning permission granted for the erection of a store/workshop
11. S/0121/78/F - Planning permission granted for the erection of squash courts building.
12. S/0962/74/F - Planning permission granted for improvements to effluent plant and the erection of laboratory.

13. C/0446/67/O - Planning permission granted for the use of the land for treatment of trade effluent.

Policies

National

14. National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

South Cambridgeshire LDF Core Strategy Policies DPD, 2007:

15. ST/1 Green Belt
ST/2 Housing Provision
ST/3 Re-Using Previously Development Land and Buildings
ST/6 Group Villages

South Cambridgeshire LDF Development Control Policies DPD, 2007:

16. DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
GB/1 Development in the Green Belt
GB/2 Mitigating the Impact of Development in the Green Belt
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Developments
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
SF/6 Public Art and New Development
SF/10 Outdoor Playspace, Informal Open Space and New Developments
SF/11 Open-Space Standards
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 Non-Motorised Modes

South Cambridgeshire LDF Site Specific Policies DPD, 2010:

17. SP/8 Bayer Cropscience, Hauxton

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

18. District Design Guide SPD - Adopted March 2010
Trees and Development Sites SPD - Adopted March 2010
Landscape in New Developments - Adopted March 2010
Affordable Housing SPD - Adopted March 2010
Open Space in New Developments - Adopted January 2009
Waste Management Design Guide SPD - Adopted February 2012

Draft Local Plan:

18. CC/1 Mitigation and Adaption to Climate Change

CC/3 Renewable and Low Carbon Energy in New Development
 CC/4 Sustainable Design and Construction
 CC/7 Water Quality
 CC/8 Sustainable Drainage Systems
 CC/9 Managing Flood Risk
 H/2 Bayer Cropscience, Hauxton
 H/7 Housing Density
 H/H Housing Mix
 H/9 Affordable Housing
 H/11 Residential Space Standards for Market Housing
 HQ/1 Design Principles
 HG/2 Public Art and New Development
 NH/4 Biodiversity
 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/10 Recreation in the Green Belt
 NH/14 Heritage Assets
 S/3 Presumption in Favour of Sustainable Development
 S/4 Cambridge Green Belt
 S/7 Development Frameworks
 S/10 Group Villages
 SC/1 Allocation of Open Space
 SC/2 Health Impact Assessment
 SC/4 Meeting Community Needs
 SC/6 Indoor Community Facilities
 SC/7 Outdoor Play Space, Informal Open Space and New Developments
 SC/8 Open Space Standards
 SC/10 Lighting Proposals
 SC/11 Noise Pollution
 SC/12 Contaminated Land
 SC/13 Air Quality
 TI/2 Planning for Sustainable Travel
 TI/3 Parking Provision
 TI/8 Infrastructure and new Developments
 TI/9 Education Facilities

Consultations

19. **Hauxton Parish Council** – “supports the development and new A10 access, but is still concerned about the lack of affordable housing and would like to see this somewhere in the village to offset its lack on the development”. It has requested contributions from the development to be obtained as a sports contribution towards the provision of a sports pavilion on the adjacent sports ground site.
20. **Haslingfield Parish Council** – “objects to more houses being built along the A10 corridor, due to lack of infrastructure and effect on open landscape, layout and density”.
21. **Harston Parish Council** - objects to the application and that it is “concerned at the apparent lack of affordable housing in the project and at the increase in traffic on the A10. Our traffic survey in January this year showed almost 20,000 vehicle movements on an average working day on the northern section of Harston High Street [A10]. This development will add yet more traffic to a total that is already too high”.
22. **SCDC Affordable Housing Team** - notes that the scheme does not provide policy compliant mix or affordable housing. Initially stated that the viability appraisal does not demonstrate that a compliant scheme would be achievable due to the fact that it did not acknowledge Land Remediation (tax) Relief (LRR) and that the density of the scheme is low and results in

a sub-optimal use of the site. Subsequently the team provided a viability appraisal for a viable, policy compliant scheme which would require the provision of 53 dwellings on site. The potential for such a policy compliant scheme is discussed in the planning assessment section.

23. **SCDC Urban Design Officer** - states that since previous iterations the area to be developed has been restricted to that previously occupied by the buildings associated with the chemical works and that as well as the removal of the industrial buildings within the Green Belt is welcomed. The density of the development is low, but should allow the development to respond positively to the sites open location and is therefore supported. The officer notes that the layout has been changed in response to previous comments and now includes a perimeter road which is also supported. Concern is expressed regarding the suburban layout comprising only large houses with in relatively small gardens. The officer suggests that the layout does not appear to meet the required back to back distances and would need to be amended at reserved matters stage.
24. **SCDC Landscape Officer** - states that the site can accommodate the number of dwellings proposed and that the layout has improved since the previous scheme including through the addition of a perimeter road layout. Concern is raised regarding the situation of the development within the plot and the suburban 'character' and loose structure of the layout. Suggests a better model would be to use a farmstead/hamlet approach and use of differing styles of housing types rather than just large, detached houses. Suggests the layout should link more with the sports ground. States that the landscape layout is acceptable and notes that the detail of these areas will require careful design, stating that the removal of bunding and planting would increase the visibility of the site.
25. **SCDC Ecology Officer** - states that given the previous use of the site the biodiversity impact of the development is limited, but that an opportunity for enhancement still exists where semi-natural habitat is present. There is therefore potential for impacts on protected species and natural habitats. A Landscape and Ecology Management Plan (LEMP) has been produced and is considered useful, however it can be improved and should not be considered the final document. The final document should be worked up and provided at detailed planning stage and this could be secured via condition. Funding for the LEMP should be secured through the section 106 agreement as should control of future development to ensure suitable safeguards and the provision of an equal area of land in terms of size and biodiversity value.
26. **SCDC Trees Officer** - states that there are no trees of merit or significant amenity value on the site.
27. **SCDC Scientific Officer** - reviewed the application including the Environmental Statement and notes that extensive communication with the applicant and its remediation consultants took place during the application process. States the revised Remediation Strategy provides a satisfactory general remediation strategy with detail to be secured via condition. The odour management which is possible on the application site would greatly reduce the potential for odour generation compared to the main Hauxton Meadows site and an Odour Management Plan should be required via condition.
28. **Public Health England** - does not object to the proposed development and notes the multi-agency approach to devising and assessing the remediation proposals. It states that it expects the Remediation Method Statement to be submitted for approval, as well as proposals for environmental monitoring of emissions, an Odour Management Plan, a risk assessment of remediation activities on off site receptors, a verification report, post remediation qualitative risk assessment in respect of human health and community engagement to address local concerns regarding remediation.

29. **Environment Agency** - notes concerns and risks associated with contamination of controlled waters, amenity issues caused by noise, dust and odour and flood risk, but does not object to the granting of permission subject to conditions requiring the submission of a risk assessment and remediation method statement to address the contamination of the site, submission of a Materials Management plan, submission of a surface water drainage and pollution prevention scheme, restrictions on piling and investigative boreholes using penetrative methods and compliance with the submitted Flood Risk Assessment. It also comments on the need for permits relating to discharge of contaminated waters, odour management, foul sewerage, dewatering, vehicle wash water disposal, oil and chemical storage and new outfalls.
30. **SCDC Environmental Health Officer** - does not object in principle to the proposed development. Conditions are recommended in respect of noise and vibration during construction, noise insulation and artificial lighting.
31. **SCDC Air Quality Consultant** - does not object to the application stating that the odours generated during remediation by the releasing of volatile organic compounds are considered under separate regulatory mechanisms as an Environmental Permit from the Environment Agency is in place and the remediation works are being regulated by SCDC and Public Health England. With respect to the construction and operational phases conditions are requested in respect of electric vehicle charging points and the use of construction vehicles and plant which comply with European Emissions standards.
32. **SCDC Waste Management Team** - notes that the detailed scheme will need to address waste collection, waste storage containers, and street cleansing. These matters could be controlled by condition given the outline nature of the proposal.
33. **Lead Local Flood Authority** - initially issued a holding objection based on a lack of drainage information, however it was subsequently provided with further detailed drainage information and has since removed its objection subject to a condition relating to the submission of a SuDS based surface water drainage scheme being applied to any permission.
34. **Anglian Water** - notes it has no assets within the site. It states there is capacity within the foul sewerage network and wastewater treatment facility to accommodate the development. It notes that consents may be required if surface, foul or trade effluent disposal requires connection to its assets.
35. **Local Highways Authority** - The Local Highways Authority initially responded to consultation stating that the application did not contain sufficient information to allow it to take a view on the potential highways impacts. Meetings were held between the LHA and the applicant's transport consultants and additional information was provided to the LHA. Having considered that information, the LHA recommended refusal of the application on the grounds that the requirement for an additional set of lights on the junction with the A10 would be likely to have a severe impact on the capacity of the highway network and that the pedestrian and cycle route across the A10 was convoluted.
36. Further information and junction modelling was subsequently provided by the applicant which the LHA formally assessed. On the basis of that information, the LHA has removed its objection to the scheme and has concluded that while the levels of queuing on the northbound side of the A10 would increase and the levels of waiting time on the minor arms of the A10 junction would be relatively long, the queues would not cause a highway safety issue and it therefore removed its objection, subject to conditions requiring the implementation of the works to the junction prior to first occupation, the submission of a Construction Traffic Management Plan, the submission of a programme of works and the provision of travel information to the occupants of the new dwellings.

37. The LHA also stated its view that in highway safety terms there was no scope to increase the number of dwellings on site above 32.
38. **County Council Education Team** - states demand for education generated by the proposed scheme would be 10 early years places (including 5 with free provision), 12 primary school places and 8 secondary school places. No contribution is sought for early years provision as there is sufficient capacity locally to accommodate the demand. £75,889 is requested towards the expansion of Hauxton Primary School as a contribution towards the necessary expansion of the school to accommodate additional demand. No contribution is sought for secondary school provision as there is sufficient capacity at Melbourn Village College. A contribution of £2,313 is sought towards additional provision of mobile library services and a contribution of £268 is sought towards Thriplow Recycling Centre, however both of these facilities have 'pooled out' in terms of the s106 funding which they have received and no further contributions can be required towards them. A Monitoring Fee of £650 is sought towards the monitoring of the s106 agreement by County Council officers, however monitoring fees cannot be sought towards the monitoring of s106 obligations which are solely comprised of financial contributions.
39. **County Archaeologist** - notes that its records indicate that the site lies in an area of high archaeological potential and extensive cropmarks in each direction indicate that the landscape was intensively farmed and settled from at least the Late Prehistoric period (Historic Environment Record reference MCB10005, MCB11474, MCB10730, MCB11466, MCB11473). In addition, an archaeological excavation to the east revealed Prehistoric and Roman occupation (MCB6172), while to the north east is evidence of Bronze Age occupation (MCB6024) and Roman burials (MCB6025). However, due to the extent of disturbance caused by the lagoons present in the 1950's, 1960's and 2000's, there is no objection to the proposed development nor requirements for further archaeological investigation.
40. **Cambridge Past, Present and Future** - recommends refusal. Although it supports the demolition of the existing structures, it states that the very special circumstances for the redevelopment are insufficient, the development is not sustainable development, the impact of the proposed development on the Green Belt and countryside and its view that the existing tree and hedge screening cannot be relied upon.

Representations

41. The following representations have been received in respect of the proposed development:
42. Owner/occupier of 87 Church Road, Hauxton raises concern regarding the proposed remediation work and its impact on air quality particularly due to health problems during the remediation of the main Bayer Cropscience site at Hauxton.
43. Owner/occupiers of The Old Rectory, Harlton raise concern regarding the impact of remediation work and its impact on air quality. Citing issues including health problems and impact on businesses during the remediation of the main Bayer Cropscience site at Hauxton. Request safer method of remediation with more stringent monitoring to prevent similar problems to those experienced previously. Suggest site should not be redeveloped and instead tarmacked over and used as a park and ride site.
44. Owner/occupier of 5 Mill Road, Great Gransden raises concerns regarding the level of contamination present on the site and the potential for contamination to the River Cam.

Site and Proposal

The Site

45. The application site is located outside of the village framework of Hauxton and in the Cambridge Green Belt. The site is located to the west of the A10 on land opposite the Hauxton Meadows development which occupies the former Bayer CropScience site. It is accessed off the A10 with a section of the site running alongside the access while the main element of the site is separated from the A10 by the playing fields immediately to the east. The northern portion of the application site falls within a Flood Zone 3 area. A public bridleway (Harston 116/1) runs to the south of the site in an east-west direction connecting Hauxton and Harston to Haslingfield to the west. The river Cam runs close to the northern boundary of the application site. The nearest neighbouring properties are those immediately to the south of the site fronting the A10 and those on the Hauxton Meadows site opposite.
46. The central portion of the application site is a now redundant Waste Water Treatment facility associated with the former Bayer CropScience site. That portion of the site currently houses buildings and structures associated with that former use including silos, tanks and other plant as well as a redundant recreation building containing squash courts. Lagoons have also previously been dug on the site and since filled in and a c-shaped bund encloses the site on its western side.
47. The surrounding land which is within the application site is mostly open land with some tree planting and is relatively open to the countryside beyond. The section of the site which runs along the southern side of the access road is well treed adjacent to the A10 and is more open to the rear where there is a disused bowls green. The site access road is taken from a junction with the A10 which is part of the same junction now used to access the Hauxton Meadows development. Due to the contaminative use of the waste water treatment works in association with the Bayer CropScience site, the application site is designated as contaminated land under Part IIA of the Environmental Protection Act 1990 and is therefore EIA development. An Environmental Statement has been submitted with the application.

The Proposal

48. The application seeks outline planning permission for the demolition and removal of existing buildings and structures from the site, remediation of contaminated land and the redevelopment of the central part of the site for up to 32 dwellings, with new areas of landscaped open space on the wider site including woodland, meadow and a natural playground. Associated works and development including the upgrading of the main access are also proposed. The application is for outline permission with details of access provided at this stage, but with the layout, scale and appearance of the development and the landscaping proposals reserved for future consideration. The application includes a parameter plan for the site which details the areas for development and landscaping and the quantum of development. A Design Code has also been submitted which provides guiding principles for the residential and landscape elements.

Planning Assessment

49. The proposed development has been assessed against the National Planning Policy Framework and Planning Policy Guidance and the local planning policies listed above.

Policy background

50. 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). The application site is referred to in the

supporting text of policy SP/8 of the Site Specific Policies DPD and draft policy H/2 which relate to the main Bayer CropScience site.

51. The National Planning Policy Framework (March 2012) and the Proposed Submission Local Plan (July 2013) are material planning considerations in decision taking.
52. 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)”
53. LDF policy GB/1 states that there is a presumption against inappropriate development within the Green Belt. It defines inappropriate development as development defined as such within PPG2, which was previously the national guidance on Green Belts. That guidance has since been replaced by the NPPF, which allows for the redevelopment of previously developed sites in the Green Belt, providing development 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. Where development would have a greater impact on openness or on the reasons for including land within the Green Belt, the NPPF requires that such development only be approved where very special circumstances which would clearly outweigh the overall harm of the development exist.
54. The Site Specific Policies DPD policy SP/8 and Proposed Submission Local Plan policy H/2 relate to the main Bayer CropScience site, however the supporting text for the policies refers to the current application site stating that *“proposals for the redevelopment of the recreation buildings and waste water treatment facility on the western side of the A10 will be considered in the context of proposals for appropriate development within the Green Belt. As a planning objective it would be highly desirable to secure the removal of the incongruous industrial structures on the western part of the site. Particular consideration should be given to proposals that remove these structures and improve the visual appearance of the Green Belt.”*

Appropriateness of the Development within the Green Belt

55. Significant weight is given to the Green Belt location of this site and to Section 9 of the NPPF that relates to the Green Belt. Paragraph 87 of the NPPF 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

56. 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.
57. The proposed development has been assessed in respect of these five purposes. The central portion of the site is previously developed with sizeable buildings and structures enclosed by an earth bund. This element of the site is the area which would be development with housing. The remainder of the site would be set aside for landscaping as publicly accessible open space. It is not considered that the redevelopment of the site would impinge on the purposes of checking unrestricted sprawl, preventing the merging of towns, safeguarding the countryside or protection the setting and character of towns. It is considered that it would assist in the recycling of derelict land. 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

58. The application seeks to demonstrate that the development would not impact on the openness of the Green Belt. It makes a comparison of the proposed quantum of development with the existing industrial buildings and structures on site. It states that the existing buildings and structures on site total 35,500 m³ whereas the residential development would only total approximately 33,000 m³. It also states that the proposed development would not result in a significant change to openness from key viewpoints and that the removal of bunding and the unsightly industrial structures would benefit the openness of the site by allowing landscaping to permeate the site.
59. However, officers are not persuaded that the proposed development would not have a greater impact on openness than the existing development. Firstly, the methodology used for the calculation of the existing structures includes elements such as the areas under elevated pipework, areas enclosed by walling and the volume of the existing bund and it is not clear that these elements have a significant impact on the level of openness of the site commensurate with a similar amount of built development. Furthermore, a significant portion of the western side of the brownfield part of the site, within the landscape bund does not contain any significant built development. This area would be occupied by dwellings as part of the proposed development and would result in structures approximately 9 metres in height extending further to the west of the site than the existing built development. While it is accepted that the density of proposed development across the site would be somewhat comparable with the existing and that there would be landscaped areas (gardens and internal streets) within the site which would be more open than at present, the proposed development would extend further to the edges of the site and be taller than much of the existing development which would increase the perception of built development across the site.
60. While there are, as detailed below, considered to be significant benefits to the redevelopment of the site, not least a significant improvement to the visual amenity of the land within the Green Belt, in terms of the test of paragraph 89, which is restricted to an assessment of openness, it is considered that the proposed development would, on balance, result in a loss of openness and should therefore be considered 'inappropriate development' within the Green Belt. As per Paragraph 87, such development should not be approved except in very special circumstances.

61. Paragraph 88 of the NPPF states that substantial weight should be given to any harm to the Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. It is therefore necessary to first assess whether any 'other harm' would result from the development and then whether there are other considerations which would clearly outweigh the harm by reason of inappropriateness and any other harm, sufficient to be considered very special circumstances.

Principle

Development outside Development Framework

62. The development would not normally be considered acceptable in principle in this location as the application site lies outside of any development framework of in the countryside. Policy DP/7 states that outside of development frameworks only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.
63. However, the planning policies relating to the wider Bayer CropScience site (current Local Development Framework Site Specific policy SP/8 and draft Local Plan policy H/2) make reference to the removal of the incongruous industrial structures on the western part of the site as being highly desirable and that particular consideration should be given to proposals that remove these structures and improve the visual appearance of the Green Belt. On that basis, while the site is outside of the development framework for Hauxton, the strong imperative for the redevelopment of the site is considered to be a material planning consideration in this case.
64. The development would also require and bring about the decontamination of the site which is currently designated as a Part IIA land under the Environmental Protection Act 1990. Land is designated as Part IIA land where it is by reason of substances in, on or under the land in a condition where either significant harm is being caused or there is a significant possibility of such harm being caused or where significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused. The remediation of this site is also considered to be a material planning consideration in this case which should be given significant weight as it would bring about the remediation of the polluted site through development and to a level sufficient to make it suitable for residential occupation.
65. Furthermore, the Council cannot currently demonstrate a five-year supply of housing land as required by paragraph 47 of the NPPF - it currently has a 4.5 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 19,000 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 December 2017). As a result, the Council's housing supply policies should not be considered up-to-date as per paragraph 49 of the NPPF. The recent Hopkins Homes Supreme Court judgement has re-emphasised that where relevant policies are out of date, the 'tilted balance' within paragraph 14 of the NPPF will apply meaning that permission should be granted "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.
66. 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. It is only when the conflict with other development plan policies including policy 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 delivery of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court.

67. The benefits from the development are the provision of up to an additional 32 dwellings towards housing land supply, additional employment created during construction and a greater use of local services and facilities resulting from occupation. The redevelopment of the site would also result in the removal of the incongruous existing buildings and structures from the site and, crucially, allow the remediation of the significant level of contamination of the industrial site which has been designated as Part IIA contaminated land. These site-specific benefits of the redevelopment are considered to weigh heavily in terms of the balance of the benefits versus adverse impacts. The potential adverse impacts of the development would be the location of the site outside the village framework defined by policy DP/7, any harm to the Green Belt or character and appearance of the area, the lack of a mix of dwelling sizes and affordable housing provision and any harm caused as a respect of the detailed impacts of the development considered below.
68. The redevelopment of the site and removal of the existing structures and the opportunity and incentive to remediate the significant contamination of the site are considered to be significant benefits of the scheme. The provision of up to 32 new dwellings towards the Council’s housing shortfall is considered to be a moderate benefit and these benefits have been given due weight in the consideration of the ‘tilted balance’. The additional benefits of employment created during construction and greater use of local services and facilities have also been afforded some weight. Overall, the extent of the benefit of the proposed development is considered to be high.
69. While outside of the existing development framework of Hauxton, the site is relatively close to the existing Hauxton Meadows development and would have footpath access to the facilities which will be located on that site as well as to those in the villages of Hauxton and Harston. There is also footpath and cycle path access to the Trumpington Park and Ride site giving sustainable transport options for travel into Cambridge and the wider area, as well as local bus stops at the Hauxton Meadows site which provides a bus link to the Park and Ride site. The scheme would provide public access to areas of open space within the wider development site as well as play space and would contribute towards the provision of additional community and sports facilities in the immediate locality. These aspects of the development are all considered beneficial in terms of the economic, social and environmental elements of sustainability.
70. Due to the high cost of remediating the site, discussed in more detail below, the scheme would not provide any affordable housing and would be comprised of only larger dwellings, which would impact on the social element of the sustainability of the development. It would also result in some additional impact on the highway network, albeit within acceptable limits and would, on balance, result in some loss of openness within the Green Belt, notwithstanding the potential visual benefits of the removal of the existing structures. These aspects of the development are considered to be adverse impacts in terms of the sustainability of the site, however, when weighed against the significant benefits of the redevelopment, as detailed below, it is not considered that they would “significantly and demonstrably outweigh the benefits of granting planning permission” and the development is therefore considered to be sustainable on that basis.

Affordable housing and housing mix and the impact of high remediation costs on viability

71. The application identifies significant costs associated with the remediation of the site to both prevent it from continuing to pollute groundwater in the area and also to make the site safe for residential development. Approximately £4.9 million has been set aside for on-site environmental works, including approximately £3.75 million for demolition and remediation works on the development site and £730,000 for in situ treatment of the wider contamination and groundwater management. These costs have been provided by the contractor which remediated the main Bayer CropScience site and the Council's contamination consultant has considered them reasonable given the level of contamination present on the application site.
72. The high cost of remediation of the site has had a significant impact on the viability of the development of the site such that the applicant is not proposing to provide any affordable dwellings on site and is proposing a scheme comprised of large 4+ bedroom dwellings. The scheme therefore does not comply with the Local Development Framework policies which seek 40% or more affordable housing (HG/3) and a mix of sizes of dwelling tilted towards the provision of a larger proportion of smaller dwellings (HG/2). However, both policies state that economic viability will be considered in the application of the policies, indeed policy HG/3 states that account will be taken of any particular costs associated with the development including site remediation.
73. Given the importance of the provision of affordable housing and a balanced mix of housing, the Council's viability consultant has considered the submitted viability appraisal. The costs associated with development and the expected gross development value of the site and developers profit contained within the submitted viability assessment have been considered reasonable. The viability assessment identifies that, due to the high remediation costs, there is a negative residual value and the provision of either affordable housing or a mix of smaller dwellings would therefore not be viable. Officers have sought advice on the inclusion of the Land Remediation (tax) Relief (LRR) which might be available to developers and whether this could be included within the viability appraisal to provide more headroom in terms of viability to allow provision of affordable housing, however the advice is that LRR should not be included.
74. Officers have considered whether a denser residential development of more dwellings which would allow a policy compliant mix of sizes and a 40% provision of affordable housing would be achievable on the site. Such a scheme would need to provide 53 dwellings in order to provide both 40% affordable housing and a policy compliant mix. However, the Local Highways Authority has explicitly stated that any further additional dwellings on the site would result in an unacceptable impact on highway safety and it would therefore not support the provision of a larger scheme.
75. While the remediation costs are considered to be acceptable in terms of the likely level extent of contamination on site, the final level of remediation would be specified once a full Remediation Method Statement (RMS) has been designed based on further site investigation. There is therefore the potential that remediation costs may change depending on the final specification of the RMS. Officers have therefore sought agreement from the applicant that a review of the remediation costs would be required as part of the section 106 agreement and that should remediation costs decrease and provide a saving to the point that there is a positive residual value in the site, the developer would provide 100% of that saving towards an offsite contribution to affordable housing provision locally.

76. It is therefore considered that the site specific circumstances are such that the provision of affordable housing and a policy compliant mix are not viable in this case based on the remediation costs as currently predicted, but that given the significant benefits of redevelopment and remediation of the site, this should not be an impediment to granting permission for the proposed development.

Design and Impact on visual amenity

77. The submitted parameter plan indicates the area within which the residential element would be located which is broadly that area which is currently the developed area of the waste water treatment works including its landscaped bund. The surrounding area would be given over to landscaped public open space including tree planting. The parameter plan indicates that dwellings would be up to two and a half storeys with a maximum of height of 9.3 metres (with a 10% tolerance). The need to cap the land remediated for residential development means that the dwellings would sit on a slightly raised plateau compared to the existing established land levels. The residential development would be surrounded by a landscape buffer which would be low density planting allowing a level of visual permeability and the boundary of the leading into the informal open space which would be planted with clusters of trees. The boundary of the site would have its existing planting retained and supplemented along the western boundary of the site.
78. The application also includes a Design Code which sets out further guidance on the hierarchy and character of the streets, the general approach to layout and building frontages and the building typology. The general approach to the residential development has generally been supported by officers, who have noted that the design has been improved since previous iterations and is considered to represent a good starting point and contains reasonable guiding principles for the detailed development of the scheme at reserved matters stage.
79. Some concern has been expressed by urban design and landscape officers regarding the loose 'suburban' character of the layout which comprises only large houses and suggestions have been made that a farmstead type approach could be used which would better suit the location of the site. Those concerns are acknowledged and serious consideration has been given to the suggestions regarding the layout and the appropriateness of the character that would be created by the development. While it is accepted that the development would likely have a somewhat suburban character with large houses set loosely around the internal streets, it is not considered that this would result in any significant harm to the visual amenity of the area. The starting point for that consideration is the character of the site at present which is a derelict industrial water treatment works and it is considered that the removal of the existing structures and their replacement with a scheme that complies with the outline parameters and Design Code would bring about significantly improved visual amenity.
80. Furthermore the landscaped surroundings would soften the impact of the residential development on site on the surrounding area and bring about significant public benefit. The provision of only large dwellings is dictated by the need to ensure sufficient return from the site that the necessary and costly remediation works can take place and this fact limits the scope of the the development to take alternative approaches to its overall layout and design, such as the suggestion for a farmstead type approach. There remains the flexibility to address detailed design concerns at reserved matters stage and on that basis, it is considered that the impact of the proposed development on the visual amenity and character of the area is acceptable.
81. The landscaping of the wider site would result in the removal of the incongruous bands of existing conifer trees and would bring about an enhancement of the landscaping on site. The approach to landscaping has been supported by the Council's Landscapes Officer States while noting that the detail of these areas will require careful design. The supplementary planting, particularly on the western boundary site would soften the appearance of the

residential development which would extend further to the west of the site than the majority of the existing large structures. Again, the removal of the existing waste water treatment plant would provide significant landscape benefits which would enhance the character of the area and the Green Belt.

82. The design of the proposed development, insofar as it is prescribed by the parameter plan and Design Code at this outline stage, is considered to be acceptable and is therefore in accordance with policies DP/1, DP/2, DP/3 and GB/2.

Community facilities

83. The application proposes the onsite provision of public open space and play space. The extent of this provision would be determined based on the finalised housing numbers, however the submitted design coding and indicative identifies the areas where the provision would be made with the majority of the landscaped area around the perimeter of the site being given over to public open space and the provision of a nature playground on the southern side of the site. As detailed within the design and visual amenity considerations above, the provision of a significant amount of public open space is one of the significant benefits of the scheme. The detailed layout for these elements would be required by condition to come forward at reserved matters stage and the management and maintenance agreements and the specification for the play area would be the subject of planning obligations. On that basis, the onsite provision of public open space and play space is considered to be acceptable.
84. The proposed development would not seek to address the requirements for the provision of indoor community facilities and sports facilities on site and the additional demand for those facilities from the development would therefore need to be made in the form of contributions towards offsite provision. While the final contributions would be determined by the housing numbers and mix, a scheme for 32 4-bedroom dwellings would result in contributions of £49,609 towards sports facilities and £22,523 towards indoor community space. The Parish Council has indicated that it would use these contributions to help fund the pavilion on the adjacent sports field. The Parish Council has secured planning permission for the pavilion but is still seeking funding for its development. Such contributions would be secured via a planning obligation within the section 106 agreement.
85. On that basis the application is considered to be acceptable in terms of its provision for community facilities, in accordance with policies SF/10 and SF/11 of the adopted Local Development Framework.

Education provision

86. The proposed development has the potential to impact on education and lifelong due the creation of additional households. Based on County Council guidance, the proposed development is expected to generate a net increase in demand of 10 early years places, 12 primary school places and 8 secondary school places. County Council education officers have confirmed that there is enough capacity in the area to accommodate the early years demand and the secondary school demand and it does not seek contributions towards those elements.
87. The primary school demand would contribute to the need for additional capacity at Hauxton Primary School for which a classroom and hall expansion project was identified to accommodate the additional places from this and other development schemes locally. The scheme has already been completed and was largely funded by other development in the locality however a shortfall of £75,889 remained which was not met by other development. On the basis that the scheme would place additional demand on the school which can only be accommodated due to the school expansion, it is considered necessary to require the

contribution of £75,889 towards education provision via a planning obligation within a section 106 agreement. This provision would adequately address the impact of the development on education provision.

88. The development would also increase demand on library facilities, namely the mobile library which serves Hauxton. This could be mitigated by the provision of additional resources through contributions of approximately £29 per projected occupant which would be based on the finalised housing numbers. This would be an obligation in the section 106 agreement and would adequately provide for the additional demands the development would place on library provision.

Neighbouring amenity

89. The impact of the proposed development on neighbours in terms of the remediation of the site has been detailed above.
90. In terms of the other potential impacts on residential amenity, the central part of the application site is relatively distant from neighbouring dwellings and it is not considered that the proposed dwellings would have any significant impact on the amenity of occupants of neighbouring dwellings in terms of either the physical impact of the buildings or the noise from the residential use of the site. The vehicle traffic along the existing access road would increase but similarly, given the separation of the access from neighbouring dwellings, it is not considered that this would cause significant harm, to the amenity of occupants of those dwellings.
91. The public use of the areas of proposed landscaped areas of the wider site would not have any significant impact on neighbouring amenity given the separation of these areas from the dwellings and their gardens.
92. On that basis the proposed development accords with policies DP/3 and NE/15 of the adopted Local Development Framework.

Contaminated Land and Remediation

93. The site is heavily polluted due to its former use as a waste water treatment plant for the former Bayer CropScience site. It is designated as contaminated land under Part IIA of the Environmental Protection Act 1990.
94. The successful remediation of the site is therefore considered to be both a significant priority and a significant benefit of the proposed development. The Council's Scientific Officer, alongside officers from Public Health England and the Environment Agency, has undertaken extensive consultation with the applicant's contamination specialists regarding the remediation of the site and this has resulted in revisions to the relevant technical documents. On that basis, the Council, Public Health England and the Environment agency are satisfied with the overall approach to the remediation and development of the site proposed. The application includes a general strategy for remediation following an options appraisal to assess the most appropriate approach to remediating this site which is considered acceptable, however the full technical details and specification would be provided within a full Remediation Method Statement which would be produced once final site layout details are established following the granting of planning permission for the development. The requirement for a full Remediation Method Statement to be submitted and approved would therefore be secured by condition.
95. The remediation of the land would break the pollutant linkages to the groundwater, which would halt the continued spread of the contamination plume which has to date spread out of the site to the north and east to the River Cam. Such remediation and breaking of pollutant linkages would be sufficient to address the Part IIA designation of the land. However, as the

site is being redeveloped for housing, remediation to be carried out to a higher level to ensure that the site was fit for such a sensitive end use. Were housing not being provided on the site, this additional remediation would not be required in order to remove the Part IIA designation. The residential redevelopment of the scheme, therefore brings about significant additional benefits in terms of remediation of the site.

96. The submitted documents include risk assessments which provide remedial targets for the protection of both human health and controlled waters. Whilst the currently proposed targets have been agreed during the Council's consultation with the applicant, such risk assessments would be subject to review and change to allow the incorporation of site specific data as it becomes available. Any changes to proposed targets would then be fully justified and supported with the relevant risk assessments. A final post remediation Human Health Risk Assessment would be produced on completion of site works to incorporate all of the post remediation site/ground conditions. A condition applied to any planning permission would ensure that this information is submitted to the Local Planning Authority as part of the Verification Report documents and agreed prior to construction of the proposed dwellings.
97. During remediation of the Main site to the east of the A10, odour generated from the remediation works was a significant issue for local residents. While the current application site is further removed from the village itself than the main site, there are residential properties nearby and concern has been expressed by some residents regarding the potential for similar impacts during the remediation of the application site. Though the approach for the remediation of the water treatment plant is similar to that previously used on the main site and will also entail excavation and treatment of soils, the ground conditions for this site are such that an initial pre-treatment of the most odorous soils is feasible. Therefore, the Remediation Strategy incorporates in-situ vacuum extraction of soils prior to excavation. This should greatly reduce the potential for odour generation and limit the impact of the remediation on neighbouring residents. Nonetheless, an Odour Management Plan detailing further odour mitigation measures during works is considered necessary and would need to be produced and submitted for approval by the Local Planning Authority prior to commencement of works. This requirement would be addressed through a condition.
98. Furthermore, to address public concerns regarding the development, it is considered necessary to produce and implement a communications strategy to inform local people about the works which are being undertaken and provide information and possibly controlled access to the site to help allay concerns regarding the impact of the works.
99. Given the nature of the site and the works, statutory consultees have recommended a suite of conditions to ensure the adequate remediation of the site and the protection of human health and controlled waters during remediation and development stages. Those conditions relate to the submission of a full Remediation Method Statement, a Materials Management plan, a surface water drainage and pollution prevention scheme, proposals for environmental monitoring of emissions, an Odour Management Plan, a risk assessment of remediation activities on off site receptors. Restrictions on piling and investigative boreholes using penetrative methods are also required as is a condition requiring compliance with the submitted Flood Risk Assessment. The submission of a verification report and post remediation qualitative risk assessment and a community engagement to address local concerns regarding remediation would also be required by condition.
100. On the basis of the above, the proposed development is considered to be acceptable in terms of the level of remediation proposed and the impact of it being carried out, in accordance with policies DP/1, DP/2, DP/3, NE/6, NE/8, and NE/16.

Environmental health

101. In addition to the potential impacts of the remediation of the site, identified above, the impact of the construction and occupation phases of the development have been considered in

terms of their potential impacts. Given the separation of the developable site from the neighbouring properties, it is considered unlikely that they would suffer from a significant level of noise disruption from construction activities, however in order to ensure an acceptable impact during construction it is considered necessary to control construction hours and delivery hours as well as a requirement that should piled foundations be proposed, a piling method statement is submitted to and approved by the Local Planning Authority. The hours for deliveries and construction would be required as part of an overall Construction Environmental Management Plan (CEMP) for the site.

102. The demolition and construction phases have the potential to result in airborne dust which could impact on the amenity of neighbouring properties. The Council's Environmental Health Officer has recommended a condition requiring a programme of measures to minimise the spread of airborne dust as well as a condition requiring the submission of a comprehensive construction programme. It is considered that both of these measures are required, but that they should form part of the CEMP referred to above.
103. The noise sensitivity of the proposed dwellings and their amenity areas has also been considered, however given the separation of the site from the A10 and the significant distance between the site and the M11 to the north, it is not considered that the residential development would be likely to suffer from noise disturbance once occupied. The Council's Environmental Health Officer recommends an informative is applied to any permission regarding the standards of insulation required for new residential properties.
104. The proposed development would likely require street lighting on the residential element of the site which would have the potential to impact on both the amenity of the area and the amenity of existing and proposed residential dwellings. It is considered that a lighting scheme which would have an acceptable impact on the surroundings could be achieved, however given the potential for light spillage and impact on residential amenity, it is considered necessary to apply a condition requiring the submission of an artificial lighting scheme prior to the commencement of residential development.
105. Further to the above discussion in respect of the potential impacts during the remediation phase, the Council's Air Quality Officer has no objection to the proposed development in terms of the impact of the construction and occupation phase of the development on air quality. The Officer requests details of electric vehicle charging infrastructure prior to commencement and the use of low emissions construction vehicles to reduce the impact of the development on air quality in the area during construction and occupation. However, while these elements would be beneficial to the scheme, they are not considered necessary to make it acceptable and therefore informatives would be applied referring to those matters rather than conditions.
106. On the basis of the above, the proposed development is considered to be acceptable in terms of its impact on environmental health in accordance with policies DP/1, DP/2, DP/3, NE/14, NE/15 and NE/16 of the adopted Local Development Framework.

Highway safety and parking

Highway Safety

107. The site is currently accessed off the A10 via an access road which serves both the application site and the adjacent sports ground. The access meets the A10 directly opposite the new junction for the Hauxton Meadows site. The junction is signalised on both directions on the A10 and on the Hauxton Meadows arm, but not on the arm providing access to the site. The proposed development would result in additional vehicle movements to the site over and above those which occur for its current use and to mitigate the impact of those additional movements the application includes proposals to upgrade the arm serving the application

site including the provision of traffic signals which would be integrated with the timings of the existing traffic signals creating a signalised crossroads junction.

108. The Local Highways Authority initially objected to the application on the basis that signalling the access on the A10 and its incorporation into the timings of the existing junction would cause significant additional queuing on the A10 in morning peak hours. It also expressed concern regarding the pedestrian and cycle crossings from the Hauxton Meadows site to the sports field becoming more complex as a result of the signalling of the access and the potential for this to lead to pedestrians and cyclists crossing on a desire line rather than using the signalised crossings.
109. Further modelling was carried out by both the applicant and the LHA including on the potential for revised timings on the traffic signals. On the basis of that modelling, the LHA removed its objection on the basis of the impact on queuing, judging that while the development and the associated signalling of the access would increase queuing on the northbound carriageway in the am peak, it would not result in a safety issue. It noted that this would require reprogramming of the timings of the existing junction and, due to the need to protect the flow of vehicles along the A10 this might result in the side roads experiencing relatively long waiting times. The LHA confirmed that there were no outstanding highway safety concerns regarding the proposed development subject to conditions requiring the carrying out of all highways works prior to first occupation of the development, the provision of a Construction Traffic Management Plan prior to commencement, the agreement of a programme of works prior to the commencement of any works and the provision of welcome packs for occupants of the dwellings detailing sustainable travel options and providing travel vouchers. These matters would be secured by planning conditions.
110. On that basis, the proposed development is considered to be acceptable in terms of its impact on highway safety in accordance with policy DP/1 of the adopted Local Development Framework.

Vehicle Parking

111. Given the outline nature of the application, detailed car parking proposals are not provided, however the application confirms they would be consistent with the Council's adopted standards. As a result of the relatively large plots provided for the dwellings, on plot parking in garages and driveways for both residents and visitors would be possible. Although the detailed parking arrangements are a matter which would ultimately be determined at reserved matters stage, it is considered that adequate parking provision for the dwellings can be accommodated on site and the proposed development is therefore acceptable in that regard.

Cycle Parking

112. The application confirms that covered, secure cycle parking storage would be made for at least one bicycle per dwelling. This is consistent with the requirements of the Council's adopted cycle parking standards and would be secured by condition.
113. On the basis of the above, the proposed development is considered to be acceptable in terms of its vehicle and cycle parking provision and its impact on highway safety in accordance with adopted policies DP/1, DP/2, DP/3, TR/1 and TR/2.

Fire servicing, waste collection and bin storage

114. The Fire Service has not commented on the proposals, however the site would be accessible by fire tenders along the access road. The detailed layout for the housing element of the development would not be determined until reserved matters stage, however there is no obvious impediment to provided suitable access to properties within the site and subject to

the provision of fire hydrants which could be secured by condition, it is considered that the principle of development is acceptable in terms of fire safety. Similarly, access for waste collection vehicles would be possible and the Council's Waste Management team has no objection to the proposal provided the detailed detailed scheme addresses waste collection, waste storage containers, and street cleansing. Again these matters could be controlled by condition given the outline nature of the proposal. On plot bin storage would be possible and details of these arrangements would be conditioned to come forwarded at reserved matters stage. The provision of waste receptacles for the dwellings would be addressed via a planning obligation within the s106 agreement at a rate of £73.50 per dwelling.

115. On that basis, the proposed development is considered to be acceptable in terms of fire servicing and provision for waste collection in accordance with policies DP/2 and DP/3 of the adopted Local Development Framework.

Ecology and Trees

116. Given the previous use of the site as a waste water treatment works, the potential for ecological impact is relatively limited on the element of the site identified for housing, although there is potential for enhancement on that element of the site and on the wider site on which the public open space would be created. Surveys for badgers, otters, voles, bats, birds, newts and other reptiles have been carried out and submitted as part of the Environmental Statement and a draft Landscape and Ecological Management Plan has been submitted with the application.
117. The Council's Ecology Officer assessed the submitted surveys and initially requested further information in respect of the identified ecological interests on the site including badger setts, bat roost and bird roosts including the presence of Marsh Tits and Barn Owls in the survey. Further information has been provided on those matters by the applicant. The badger setts are outside of the area currently identified for remediation and would be unlikely to be impacted by the proposed redevelopment however it has committed to providing mitigation for any impact on those setts via the licensing process should it become necessary. Emergence surveys have identified one building on site as a potential bat feeding roost which would need to be removed under licence prior to demolition. The applicant has committed to re-providing and enhancing bat roosting facilities within the site as part of the redevelopment. No roosts for Barn Owls were found on the site and the Marsh Tit was recorded once at the northern boundary of the site in an area which is not subject to the remediation proposals. Nonetheless, the applicant has committed to providing Barn Owl boxes and habitat enhancements for breeding birds as part of the Landscape and Ecological Management Plan for the site.
118. In terms of habitat, as the full extent of the area required to be remediated is not yet known at this stage, the applicant accepts that the extent of grassland habitat affected by the development cannot currently be quantified. However, the submitted ecological information commits to reinstating and enhancing that grassland habitat and vegetation, which is considered to be adequate mitigation. Hedgerow retention and reinforcement to the northern and western boundaries is considered necessary as is positive management of scrub habitats. The proposed linear orchard is welcomed as a biodiversity resource as is the enhancement of the parcel of land on the north side of the river Cam which is in the applicant's ownership. While all these matters are considered acceptable in principle, further detail is required prior to the commencement of development in the form of an updated LEMP.
119. The above mitigation and enhancement measures would therefore be secured by condition as part of the requirement for the submission and implementation of a Landscape and Ecological Management Plan. The licensing requirements (covered by separate legislation) relating to the protected species on site would be referred to in an informative. On that basis,

the proposed development is considered to be acceptable in terms of its impact on the ecological interests of the site in accordance with adopted policy NE/6.

120. The proposed development would not result in the loss of any important trees from the site although some existing conifer trees would be removed. Areas of tree and hedge planting would be undertaken as part of the landscaping of the proposed development which is considered to be beneficial in terms of the level of tree planting on site.
121. On that basis the proposed development accords with policies DP/1, DP/2, DP/3 and NE/6 of the adopted Local Development Framework.

Drainage and flooding

122. The site is largely located within Flood Zone 1 and all the area identified for residential development is within that lowest risk zone. A small area of the site at the northern boundary is located within the higher risk Flood Zones 2 and 3. A Flood Risk Assessment has been submitted with the application and further drainage information has been provided at the request of the Lead Local Flood Authority. This sets out the provisions for ensuring that the dwellings would not be at risk of flooding by ensuring that finished floor levels are raised a minimum of 600mm above the projected 1 in 100 year flood levels.
123. The potential impact of the development on flood risk from surface water flooding would be mitigated by limiting the run-off water from the site to greenfield levels through the use of drainage swales and permeable paving. This would ensure that the development had no additional impact on the level of flooding in the area and the approach has been supported by the Environment Agency, the Lead Local Flood Authority and the Council's Sustainable Drainage Engineer, subject to conditions relating to the provision of a detailed surface water drainage schemes, pollution prevention measures and the carrying out of development in accordance with the submitted Flood Risk Assessment.
124. There is capacity within the foul drainage system locally to incorporate the demands from the proposed development and the proposed development is therefore considered acceptable subject to a condition requiring the provision of a detailed surface water drainage scheme.
125. On that basis, the proposed development is considered to be acceptable in terms of flood risk, surface and foul water drainage and pollution control measures, in accordance with policies Ne/8, NE/9, NE/10 and NE/11 of the adopted Local Development Framework.

Sustainability

126. The application proposes that the policy requirements for the provision of renewable energy and carbon reduction be addressed through a scheme for solar photovoltaic panels on buildings and by the use of energy efficient building elements. While a detailed scheme cannot be provided at this stage, given the outline nature of the proposals, the submitted information is considered to adequately demonstrate that a policy compliant scheme could be provided. The application also proposes that water conservation measures would be incorporated into the dwellings, although detail is similarly not provided at this outline stage.
127. On that basis, it is considered that the scheme would be able to provide appropriate renewable energy, energy efficiency and water conservation measures and conditions would be applied requiring schemes for such measures to ensure their provision. The proposed development is therefore considered to accord with policies DP/1, NE/1, NE/3 and NE/12 of the adopted Local Development Framework.

Archeology

128. The application site lies within an area of high archaeological potential with crop marks indicating the area was settled from the Late Prehistoric period. In addition, an archaeological excavation to the east revealed Prehistoric and Roman occupation, while to the north east is evidence of Bronze Age occupation and Roman burials. However, the County Archaeologist has indicated that due to the extent of disturbance caused by the existing lagoons on site dating from the 1950's to the turn of the century, there is little potential for significant archaeological remains to be found on site and the proposed redevelopment of the site is therefore considered to be acceptable in terms of the archaeological impact without further archaeological investigation.
129. On that basis, the proposed development is considered to accord with policy CH/2 of the adopted Local Development Framework.

Very Special Circumstances case

130. As set out in the Green Belt section above, the proposed development is considered to represent inappropriate development in the Green Belt as it would, on balance, have a greater impact on the openness of the Green Belt than the existing buildings, structures and bunding.
131. 'Other harm', in addition to that caused by inappropriate development, has been identified in the assessment of the other elements of the development in terms of the lack of provision of affordable housing and a lack of an appropriate mix of dwellings. The development would also result in some additional impact on the adjacent highway, albeit not to a level that would cause any significant harm.
132. The application should therefore only be approved where "very special circumstances" exist that clearly outweigh harm to the Green Belt by reason of inappropriateness caused by the loss of openness and the other harm.
133. The scheme would provide significant benefits. In visual terms, while the development is considered to lead to a loss of openness in the Green Belt, it would significantly improve the visual amenity of the area and the character of the Green Belt by removing the existing incongruous buildings, structures and earth bund and replacing them with residential dwellings and a landscaped surroundings. There is support for such an approach in the adopted Local Development Framework and the draft Local Plan and it is considered that the proposed development would provide a significant benefit in that regard. While set back from the main road and relatively secluded in public views, the site is close to and visible from the adjacent sports fields which the Parish Council is currently improving and are becoming more intensively used. The improvement to the setting of the sports fields would be significant.
134. The scheme would also provide public access to the landscaped open space around the development. The NPPF states that enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access to it, should be an aim for Local Planning Authorities. This redevelopment would increase public access to the wider site, which is currently limited and would provide an enhanced landscape for public enjoyment.
135. The redevelopment of the site would also bring about the remediation of the contamination on site which would result in the removal of the pollutant linkages to groundwater in the area and bring about significant environmental benefits. The site would be remediated to a higher level and a greater spatial extent than would be required were it not being developed for residential use. This remediation is considered to be a significant benefit of the proposed development. As well as

environmental benefits, the remediation and redevelopment would also provide opportunity for significant ecological enhancement of the site which would provide benefits for priority species and habitat.

136. In accordance with the NPPF, substantial weight has been given to the harm caused to the Green Belt both by reason of inappropriateness through the loss of openness of the Green Belt in this location and the other harm caused by the lack of a policy compliant mix of dwellings and affordable housing. However, it is considered that the considerable benefits of the application - the removal of the existing waste water treatment plant and the improvements to the visual amenity of the area and the character of the Green Belt, the remediation of the heavily contaminated site including the ecological enhancement and the provision of public open space and access to the Green Belt - are so substantial that taken collectively they clearly outweigh the identified harm and constitute very special circumstances to approve the development.
137. Under The Town and Country Planning (Consultation) (England) Direction 2009, as the development is 'inappropriate development' within the Green Belt and is over 1,000 m² in floor area, if Committee grants delegated powers to approve the application as requested, the decision would be referred to the Secretary of State who has the opportunity to call in the decision.

Conclusion

138. It is therefore considered that very special circumstances exist to grant permission for the proposed development within the Green Belt in accordance with policies GB/1 and GB/2 and section 9 of the NPPF.

Recommendation

139. Delegated approval subject to:

Legal Agreement

140. Contributions to be secured by way of a Section 106 (or other appropriate) legal agreement as set out below, final wording to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission. The contributions are as set out in appendix 1 attached to this report.

Conditions and Informatives

141. Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission.
- a. 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 prior to the commencement of development 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.)
- b. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990.)

- c. The development, 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.)
- d. The development, hereby permitted, shall be carried out in accordance with the following plans and documents:
Location Plan drawing – PL1246-1-AB-002-D
Phasing Plan drawing – PL1246-ID-003-Phasing Plan
Parameter Plan drawing – PL1246-VW-0004-08
Proposed Site Access Design drawing – W120566/SK/04 Rev B
Design Codes Rev 01 dated 16 May 2015 by Planit Intelligent Environments LLP
Design and Access Statement Rev 01 dated 9 May 2015 by Planit Intelligent Environments LLP
Flood Risk Assessment (FRA) dated February 2016 by BWB Consultancy
Sustainability Statement Rev D dated 11 May 2016 by Harrow Estates
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- e. Prior to or concurrent with any application for the Reserved Matter of Layout, a detailed scheme for the public open space and natural play area on site, including a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be fully implemented in accordance with the approved timescale.
(Reason - To ensure adequate space for play is provided within the site and to provide enhanced public open space and access to the wider site, which is a key benefit of the scheme which has been given weight in the planning balance, in accordance with policies DP/1, DP/2, DP/3, DP/4, SF/10, SF/11 of the adopted Local Development Framework 2007.)
- f. 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, GB/2 and NE/6 of the adopted Local Development Framework 2007.)
- g. Prior to the first occupation of the development, hereby approved, all works to the junction with the A10 and the access road shown on approved drawings W120566/SK/04 Rev B shall be carried out and thereafter retained.
(Reason – In the interests of highway safety in accordance with policy DP1 of the adopted Local Development Framework 2007.)
- h. 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.)

- i. Prior to the commencement of demolition or construction works on site including any works to the junction with the A10 and the access road, a full programme of construction works shall be submitted to and approved in writing by the Local Planning Authority.
(Reason – In the interests of highway safety in accordance with policy DP1 of the adopted Local Development Framework 2007.)
- j. No remediation or development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:
- (i) A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site;
 - (ii) The results of a site investigation based on (i) and a detailed quantitative risk assessment, including a revised CSM.
 - (iii) Based on the risk assessment in (ii) an options appraisal and Remediation Method Statement giving full details of the remediation measures required and how they are to be undertaken. The Remediation Method Statement shall include detailed and comprehensive feasibility, sustainability and cost benefit analysis reports to justify selection of technologies and remedial targets. The Remediation Method Statement shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long-term monitoring and maintenance plan as necessary, including ecology monitoring of the River Cam.
 - (iv) No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the Remediation Method Statement in (iii). The verification report shall include a post-remediation detailed quantitative risk assessment including a revised CSM. The long-term monitoring and maintenance plan in (iii) shall be updated and be implemented as approved.

(Reason - To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3) and 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 policies DP/1, DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

- k. If, during remediation or 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 detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

(Reason - To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3) and 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 policies DP/1, DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

- i. Prior to the commencement of any remediation or development, a scheme for the provision and implementation of odour management (Odour Management Plan) shall be submitted to and approved in writing by the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.
(Reason - To prevent the increased risk of pollution to the air environment and impact on human senses in accordance with policies DP/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)
- m. Prior to the removal of structures from the site, demolition, remediation or commencement of development, a strategy setting out measures to communicate with people in the local area during the site clearance, remediation and construction phases of the development (Communications Strategy) shall be submitted to and approved in writing by the Local Authority. The Communications Strategy shall thereafter be fully carried out for the full duration of the site clearance, remediation and construction phases of the development.
(Reason – In the interests of clear communication with local people to ensure public understanding of the development and a minimisation of the impact on neighbours and local people in accordance with policies DP/1 and DP/3 of the adopted Local Development Framework 2007.)
- n. Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:
- (i) Include details of the volumes and types of material proposed to be imported or reused on site;
 - (ii) Include details of the proposed source(s) of the imported or reused material;
 - (iii) Include an inspection and sampling strategy for the testing of excavation formations;
 - (iv) Include a stockpile validation strategy;
 - (v) Include details of the chemical testing for ALL material to be undertaken before placement onto the site;
 - (vi) Include the results of the chemical testing which must show the material is suitable for use on the development;
 - (vii) Include details of arisings processing;
 - (viii) Include a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (i) to (vii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action; and, confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.
- All works shall be undertaken in accordance with the approved document.
(Reason - To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3) and to ensure that no unsuitable material is brought onto or used within the site in the interest of environmental and public safety in accordance with policies DP/1, DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)
- o. No piling nor any other foundation designs or investigation boreholes which use penetrative methods shall be undertaken on site unless a scheme for their use, which demonstrates that such works would not pose an unacceptable risk to groundwater, has been submitted to and approved in writing by the Local Planning Authority. Any such works shall thereafter be carried out in accordance with the approved details.
(Reason - To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater

Protection: Principles and Practice (GP3) and policies DP/1, DP/2, DP/3 and NE/8 of the adopted Local Development Framework 2007.)

- p. Prior to the commencement of demolition or removal of existing structures, remediation or development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:
- (i) Details of construction hours, delivery 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/3, DP/6, NE/15 and NE/16 of the adopted Local Development Framework 2007.)

- q. Prior to the commencement of 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:
- (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 protect and safeguard the amenities of nearby residential properties in accordance with policies DP/2, DP/3, GB/1, GB/2, NE/6 and NE/14 of the adopted Local Development Framework 2007.)

- r. Prior to or concurrent with any application for the Reserved Matter of Layout, a Waste Management & Minimisation Strategy (WMMS) for the site 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 the development. (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.)

- s. Prior to the commencement of development, a scheme to dispose of surface water drainage and install pollution prevention measures shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage element of the scheme shall include the following:
- (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) 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;
 - (vi) Full details of the maintenance/adoption of the surface water drainage system;
 - (vii) Measures taken to prevent pollution of the receiving groundwater and/or surface water. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The approved surface water drainage and pollution control scheme shall thereafter be implemented prior to the first occupation of the development. (Reason - To ensure a satisfactory method of surface water drainage and reduce the risk of pollution to the water environment in accordance with policies NE/8, NE/9 and NE/11 of the adopted Local Development Framework 2007.)
- t. Prior to the commencement of development, a scheme for the provision and implementation of foul water drainage for the 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 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.)
- u. The development, hereby permitted, shall be carried out in full accordance with the approved Flood Risk Assessment (FRA) dated February 2016 by BWB Consultancy, and the following mitigation measures detailed within that FRA:
- (i) All residential development will be limited to land within Flood Zone 1.
 - (ii) Finished floor levels will be set at a minimum of 11.28m AOD.
- (Reason - To minimise the likelihood of flood water entry in an extreme event, to ensure the development is safe for its lifetime and to mitigate the flood risk in the area in accordance with policies NE/9 and NE/11 of the adopted Local Development Framework 2007.)
- v. 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.)

- w. 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 ensure appropriate water conservation in accordance with policy NE/12 of the adopted Local Development Framework 2007.)
- x. Prior to or concurrent with each application for the Reserved Matter of Layout, a scheme for the provision of fire hydrants on site 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.)
- y. Prior to or concurrent with each application for the Reserved Matter of Layout relating to dwellings, a scheme for secure, covered cycle storage provision for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be fully implemented prior to the first occupation of the dwellings to which it relates.
(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.)
- z. Prior to or concurrent with each application for the Reserved Matter of Layout relating to dwellings, a scheme for the screened storage of waste receptacles for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be fully implemented prior to the first occupation of the dwellings to which it relates.
(Reason - To ensure adequate provision of cycle parking and bin storage in accordance with policies DP/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)
- aa. Prior to or concurrent with each application for the Reserved Matter of Landscaping, a Landscape and Ecological Management Plan (LEMP) including a timescale for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved LEMP shall thereafter be fully implemented in accordance with the approved timescale.
(Reason - To ensure adequate the protection and enhancement of the ecological interests on site and the enhancement and management of the landscape, in accordance with policies DP/1, DP/2, DP/3, GB/2 and NE/6 of the adopted Local Development Framework 2007.)

Background Papers

- 142. 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.
- 143. The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted January 2007)
South Cambridgeshire Local Development Framework Site Specific Policies DPD (adopted 2010)
Planning File References: S/2184/16/OL

Report Author: Dan Smith – Consultant Senior Planning Officer
Telephone: (01954) 713181

Appendix 1 - Heads of terms for the completion of a Section 106 agreement

Hauxton – Waste Water Treatment Facility (S/2184/16/OL)

Affordable housing summary:

Affordable housing percentage	0%
Affordable housing tenure	N/A
Local connection criteria	N/A
Local connection villages	N/A
Affordable housing uplift	Review mechanism for contamination costs to be carried out post remediation which may result in affordable housing commuted sum towards offsite provision.

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Primary School	CCC	£75,889.07
Sports	SCDC	£49,609.92
Indoor community space	SCDC	£22,522.88
Household waste bins	SCDC	£2,352
Monitoring	SCDC	£500
TOTAL		£150,873.87
TOTAL PER DWELLING		£4,714.81

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Parkland area	SCDC	An area of circa 12.6 hectares including natural play equipment which will remain publically accessible in perpetuity
Consultative Committee	SCDC	Multi agency consultative committee as per the Bayer Cropscience development
Welcome Travel Pack	CCC	Welcome travel packs to be provided to all new occupants including information on sustainable travel options and a minimum of 6 one-day travel vouchers

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Junction modifications to A10	CCC	

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	Development Control Policy DPD DP/4
Required	No

Ref	CCC2
Type	Primary School
Policy	Development Control Policy DPD DP/4
Required	Yes
Detail	<p>According to the County Council the development is expected to generate 12 primary school places.</p> <p>The catchment school is Hauxton Primary School. In Sept 2014 the County Council identified a 1 classroom expansion which cost £1,061,000.</p> <p>Developer contributions totalling £985,110.90 have been secured resulting in a funding shortfall of £75,889.07 which is sought from this development.</p>
Project	1 classroom extension of Hauxton Primary School
Quantum	£75,889.07
Fixed / Tariff	Fixed
Trigger	Paid prior to occupation of 10 dwellings
Number Pooled obligations	Two

Ref	CCC3
Type	Secondary school
Policy	Development Control Policy DPD DP/4
Required	No

Ref	CCC4
Type	Libraries and lifelong learning
Policy	Development Control Policy DPD DP/4
Required	No

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	Yes
Detail	<p>The recreation study of 2013 highlighted that Hauxton needed 1.09 ha of outdoor sports space but had 1.32, i.e. a surplus of 0.23 ha.</p> <p>The Parish Council has said that sports contributions would be used towards funding the construction of a new 316 m2 sports pavilion on the sports ground (S/2509/16/FL).</p>
Project	New sports pavilion on Hauxton Sports Ground
Quantum	£49,609.92
Fixed / Tariff	Fixed
Trigger	Paid prior to occupation of 10 dwellings
Officer agreed	Yes
Applicant agreed	Yes
Number Pooled obligations	None

Ref	SCDC2
Type	Children's play space
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	Yes
Detail	<p>The recreation study of 2013 highlighted that Hauxton needed 0.54 ha of children's play space but had 0.21 ha, i.e. a deficit of 0.33 ha.</p> <p>The applicant is proposing a substantial open space area of circa 12.6 hectares of new parkland. This area will include natural play features.</p>

Ref	SCDC3
Type	Informal open space
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	Yes
Detail	<p>The recreation study of 2013 highlighted that Hauxton needed 0.27 ha of informal open space but had 0.54 ha, i.e. a deficit of 0.50 ha.</p> <p>The applicant is proposing a substantial open space area of circa 12.6 hectares of new parkland. This area will include natural play features.</p>

Appendix 1

Ref	SCDC4
Type	Offsite indoor community space
Policy	Development Control Policy DPD DP/4 and Portfolio holder approved policy
Required	Yes
Detail	Hauxton Parish Council has advised that contributions would be directed towards either (a) the new pavilion on the recreation ground (as set out under the 'Sports' section) or (b) the new village hall. Hauxton Parish Council has obtained planning permission for a new village hall at the recreation ground (S/2942/17/FL).
Project	To provide indoor meeting space at either (a) the new pavilion on the recreation ground or (b) the new village hall.
Quantum	£22,522.88
Fixed / Tariff	Fixed
Trigger	Paid prior to occupation of 10 dwellings
Number Pooled obligations	None

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP Waste Management Design Guide
Required	YES
Detail	£73.50 per house
Project	towards the Receptacle provision of household waste receptacles necessitated by the Contribution" Development
Quantum	£2,352
Fixed / Tariff	Fixed
Trigger	Paid in full prior to occupation of first dwelling
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Portfolio holder approved policy
Required	YES
Detail	To monitor the timely compliance of the planning obligations, specifically onsite infrastructure including affordable housing and public open space
Project	monitoring of the proper and timely performance of the Owner's covenants under the terms of the Agreement
Quantum	£500
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Number Pooled obligations	None



FOR INTERNAL USE ONLY

Scale - 1:10000

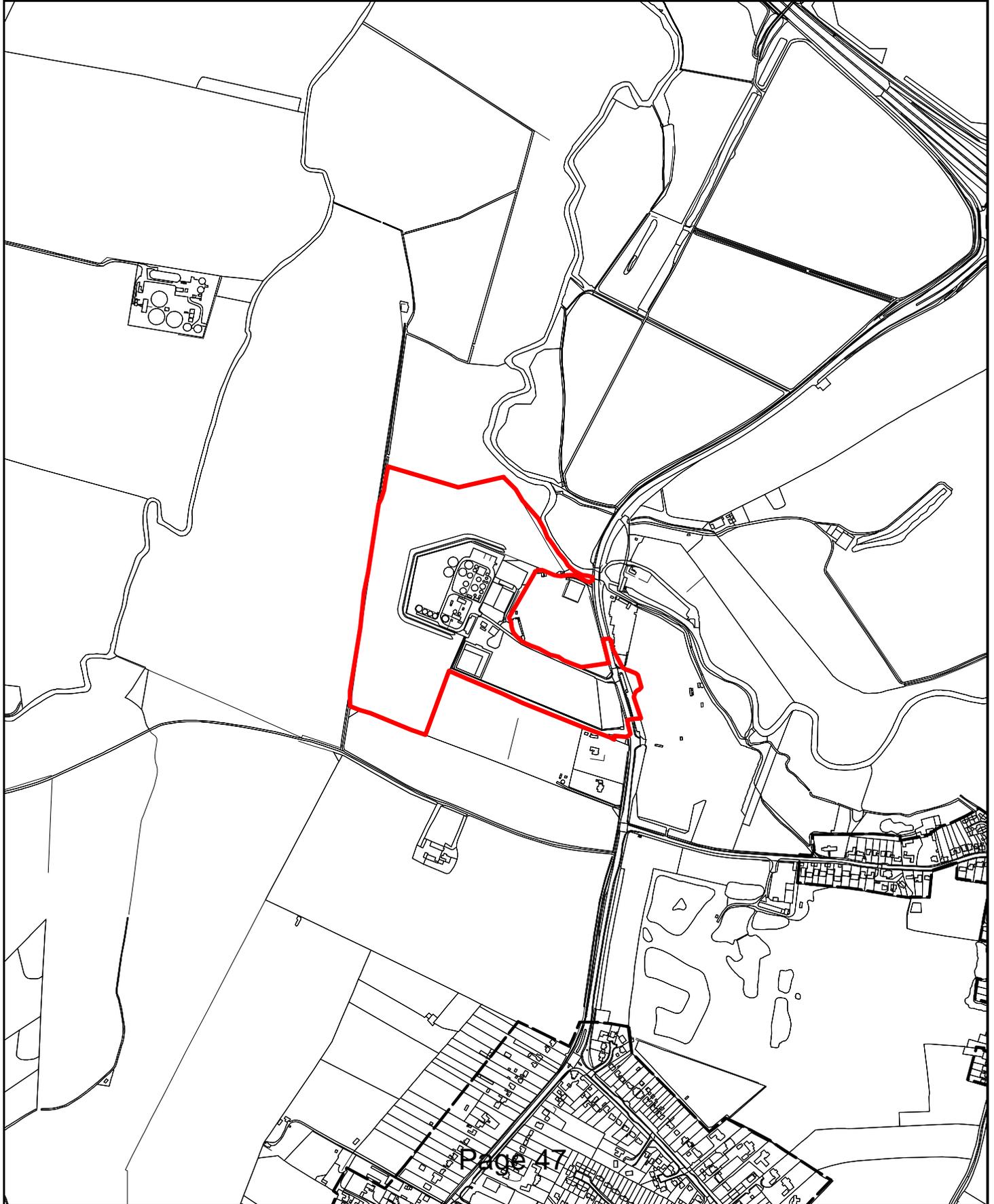
Time of plot: 10:41

Date of plot: 19/03/2018



**South
Cambridgeshire
District Council**

© Crown copyright [and database rights] (2015) OS (100022500)



This page is left blank intentionally.

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 4 April 2018
AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/4569/17/FL

Parish: Foxton CP

Proposal: Construction of (B1) technology centre (2,165sqm) with associated parking and external landscaping.

Site Address: Faraday House, 40 Barrington Road, FOXTON, CB22 6SL

Applicant(s): Zettlex UK Ltd

Recommendation: Delegated Approval subject to the expiry of the outstanding advertisement without receipt of any further comments that would materially alter the outcome and referral to the Secretary of State.

Key Material Considerations: Principle of Development in the Green Belt
Design and Character Impacts
Ecology and Biodiversity
Transport and Access
Trees and Landscape

Committee Site Visit: 03 April 2018

Departure Application: Yes – Advertised as a departure and major development on 21 March 2018 expiring on 11 April 2018

Presenting Officer: Aaron Sands, Senior Planning Officer

Application Brought to Committee Because: Departure from policy and at the request of the Parish Council, who object to the application

Date by Which Decision Due: 5 May 2018

Executive Summary

1. The application represents a major development and a departure from the development plan, located in the countryside and in the Green Belt. The departure from the adopted development plan occurs in relation to those policies relating to the Green Belt specifically, and a number of considerations amounting to very special circumstances have been proposed to clearly outweigh that harm, with no other harms being identified. Officers have considered those and concluded that the harm to the Green Belt is clearly outweighed by those very special circumstances.

2. Other key considerations have been considered to be suitably mitigated in their own right such that they would not result in an adverse impact to the locality. In relation to matters of highway safety, officers consider that there would need to be a scheme of footway widening and other conditions will also promote alternative forms of travel to private car.
3. A significant level of planting is proposed to reinforce the existing soft landscaping within the site, and while there is the removal of protected trees, there is replacement planting proposed, and some of the trees have deteriorated to a state that they warrant removal. The landscaping will have a sizeable effect in maintaining the relationship of the site to the surroundings, as the site is already substantially screened from any public view.
4. On the whole, no harm other than that to the Green Belt has been identified. This is considered to be clearly outweighed by very special circumstances. The development is recommended for approval as set out below.

Site Planning History

5. S/0326/17/FL – Change of use from residential to business with ancillary residential use. Approved. 07/04/2017.

Site Details

6. The site comprises a former residential dwelling (Use Class C3) and outbuildings that have changed use to light industrial (Use Class B1), situated outside the development framework in the countryside. The site is located within, but on the edge of the Green Belt, and is entirely covered by Area 52 of Tree Preservation Order (TPO) C/11/17/30/3.
7. Barrington Road is a reasonably straight road that ‘doglegs’ to the north and connects Barrington to Foxton. The application site is linked to Foxton by a footpath, and the village is served by both a train station and by direct access to the M11 and Cambridge via the A10. That said, there is some separation between the application site and Foxton, with a small agricultural field between the site and the nearest neighbouring property.

Proposal

8. The proposal principally involves the demolition of three existing buildings and the removal of existing hardstanding and the erection of a new building to the rear of the site and the alteration of the hardstanding. The building is approximately 7.4 metres height at its highest point, and 4.2 metres at the eaves, with an overall width of 71.7 metres and a depth of 20.8 metres. A range of materials are proposed to face the building, including bricks, timber cladding and zinc roofing. The proposed building would include a floor space of approximately 2165m². The buildings to be demolished constitute a combined floor space of approximately 385m².
9. The proposal also involves the creation of an associated parking area for a total of 69 cars, as well as cycle storage for 20 cycles, as well as turning and delivery areas. While a further area has been retained that might enable an additional 20 cycles, this has not been included in this application, so does not formally form part of the proposal.

10. The application involves the alteration of the entrance layout, including a metal fence and timber gate, set back into the site. An area of brickwork would be provided to one side, and the proposed gate elevations indicate this would likely be the location of signage, though no formal details have been submitted at present, and that would be subject to the relevant advertisement regulations.

Environmental Impact Assessment

11. The application would not fall within Schedule 1, but would be considered a Schedule 2 Development under Section 10(b) as an urban development project, and the site is above the threshold of 1 hectare. Officers have screened the site in accordance with the regulations, and, factoring in mitigation measures, the development is not concluded to represent EIA development.

Planning policies

12. National Guidance

National Planning Policy Framework 2012 (NPPF)
National Planning Practice Guidance (NPPG)

13. South Cambridgeshire Local Development Framework (LDF) Core Strategy Policies, adopted January 2007

ST/1 Green Belt
ST/8 Employment Provision

14. South Cambridgeshire LDF Development Control Policies, adopted July 2007

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/5 Cumulative Development
DP/6 Construction Methods
DP/7 Development Frameworks
GB/1 Development in the Green Belt
GB/2 Mitigating the Impact of Development in the Green Belt
ET/1 Limitations on the Occupancy of New Premises in South Cambridgeshire
ET/5 Development for the Expansion of Firms
ET/8 Replacement Buildings in the Countryside
NE/1 Energy Efficiency
NE/2 Renewable Energy
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/7 Sites of Biodiversity or Geological Importance
NE/10 Foul Drainage - Alternative Drainage Systems
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
TR/1 Planning for More Sustainable Travel

TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 Non-motorised Modes
M/1 Plan Monitor Manage

15. Supplementary Planning Documents (SPD)

Trees & Development Sites - adopted 15 January 2009
Biodiversity - adopted 2 July 2009
District Design Guide - adopted 2 March 2010
Landscape in New Developments - adopted 2 March 2010
Health Impact Assessment - adopted 8 March 2011
Cambridgeshire Flood and Water - adopted November 2016

16. Submission Local Plan 2014

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/4 Cambridge Green Belt
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031
S/7 Development Frameworks
CC/1 Mitigation and Adaptation to Climate Change
CC/2 Renewable and Low Carbon Energy Generation
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
HQ/1 Design Principles
NH/1 Protecting and Enhancing Landscape Character
NH/4 Biodiversity
NH/5 Sites of Biodiversity or Geological Importance
NH/6 Green Infrastructure
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
E/13 New Employment Development on the Edges of Villages
E/16 Expansion of Existing Businesses in the Countryside
E/17 Conversion or Replacement of Rural Buildings for Employment
SC/10 Lighting Proposals
SC/11 Noise Pollution
SC/12 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/10 Broadband

Consultations

17. Foxton Parish Council – Objects. The Parish Council recommend refusal, as the new technology centre would amount to inappropriate development in the Green belt, and the reasons for the proposal do not represent exceptional circumstances. The traffic generated by up to 70 staff will be a significant increase on the existing traffic on this residential road, and could cause noise and inconvenience for the neighbouring properties.

The Parish Council note that permission was given in April 2017 for a change of use of this site from residential to business (S/0326/17/FL) and wonder if that permission would have been granted had these proposals for a technology centre been made known at the time.

The Parish Council recommends that decision be made by the planning committee, and that a site visit should be undertaken to see the effect of the development on the Green Belt. Should a decision be made to grant permission for this development, the Parish Council ask that use of the technology centre be limited to the current owners of the site (Zettlex UK Ltd), and that a S06 agreement be put in place with a condition that the company fully funds an appropriate speed reduction scheme on Barrington Road, to ameliorate the effect of the extra traffic.

18. **County Drainage Engineer** – No objection subject to conditions in respect of surface water works and foul water drainage.
19. **Ecology Officer** – Concerns raised regarding insufficient information, which were overcome following the submission of a further Bat Roost investigation. Conditions recommended regarding the undertaking of further dusk emergence/dawn re-entry surveys, the timing of works that might adversely impact protected species and a scheme of biodiversity enhancement to be agreed with the local planning authority.
20. **Contaminated Land** – The proposed use is not one which is particularly sensitive to the presence of contamination, and the submitted report has confirmed there are no environmental constraints. A condition relating to contaminated land is not considered necessary in this instance
21. **Landscape Officer** – No objection in principle, subject to conditions. The proposal does not include a landscape and visual impact assessment (LVIA), and is located within the green belt and covered entirely by Area 52 of TPO C/11/17/30/3. Subject to careful landscaping and mitigation, the development would not have an adverse impact on the rural character and openness of the Green Belt. The revised location of the entrance gates is considered acceptable, but the use of metal fencing would be detrimental to the character of the area, and alternatives would be required and could be conditioned.
22. **Transport Assessment Team** – No objections raised subject to conditions with respect to travel plans, a scheme of footway widening and the provision of two additional bus stops along the A10 bus route. A commuted sum of £14,000 is required for the maintenance of the bus stop.
23. **Local Highway Authority** – No objection subject to conditions in respect of the construction of the access and the requirement for a traffic management plan in respect of the building works. The Highway Authority request the applicant is made aware that the Highway Authority will seek a scheme of footway widening in the event of a grant of permission, via Section 278 Agreement.
24. **Urban Design Officer** – No objection subject to conditions. The site is well contained by existing planting so visual impact will be minimal beyond the site. The height, scale and siting of the building is acceptable. Conditions recommended with regards to material samples, details of eaves, verges,

windows, doors, canopies, ground surface finishes and levels and boundary treatments.

25. **Environmental Health Officer** – Following the receipt of further information, recommends conditions in respect of noise, hours of deliveries and construction works and the burning of waste materials.

Representations

26. Approximately 29 no. representations of support, have been received highlighting the following summarised points:

- The proposal will provide prospective employment for local people.
- It is located at the edge of the village and would not impact Foxton.
- The company produces important equipment and technology for key industries.
- The proposal could be beneficial to the local area.
- The proposal would not give rise to an adverse impact through noise.
- The location of the site would mean that employees would not contribute to congestion heading to Cambridge or Royston.
- The proximity of the station and bus service will improve employee transport options to this site.
- The business is supplied and supported by local sources, generating revenue for a number of small companies.
- The company's growth is evidence that it is a stable business than can provide long term employment.
- The development will be largely unseen due to the location of Faraday House.
- The company helps maintain and improve the balance of businesses within the UK economy.
- There is little industrial employment in Foxton and this proposal will provide wider employment opportunities in the village.
- The site is well screened from views as due to the boundary planting
- It is unlikely that there would be substantial HGV movements, given the type of small scale products manufactured.

27. 1 no. objection has been received raising the following summarised points:

- The proposal represents inappropriate development in the green belt and there are no convincing arguments to allow permission.
- Insufficient efforts to find an alternative site at a more suitable location.
- Substantial increase in traffic along Barrington Road, and it would improve safety if the company were to pay for traffic calming measures.
- Query regarding the controls in place to limit future occupants that might undertake more intrusive activities.
- Queries as to likelihood of smells or discharge problems from the proposed cess pit, noting the proximity to an Anglian Water sewage treatment plant.

The following comments have been received anonymously, meaning they were submitted without a full postal address, as required by the Statement of Community Involvement. They hold no weight in determining the proposal, but officers would advise regard may be had to them in considering the merits of the proposal.

28. Approximately 14 no. anonymous support letters raising the following summarised points:

- The proposal will provide economic growth and support the local economy
- The proposal will provide job creation in an accessible area and for local people
- The applicant is a supplier of critical technology for important applications
- The site is well screened and will not be seen from the wider area or disturb neighbours
- The site is located close to the train station, which will mean reduced traffic and pollution
- The company needs to expand due to the type of products being manufactured
- There will be a negligible impact on the environment
- Additional traffic generated would be minimal, and less than when the cement works were in operation

29. The following matters have been raised that are not material considerations:

- The applicant has recently expanded their manufacturing operation and this proposal might represent an intention to relocate to Faraday House

Planning Assessment

30. The key considerations in this application are;

- Principle of Development in the Green Belt
- Design and Character
- Landscape and Tree Impacts
- Ecology and Biodiversity
- Transport and Parking
- Drainage matters
- Contamination
- Impacts on Residential Amenity
- Other Matters
- Need for Very special Circumstances

Principle of Development in the Green Belt

31. The site is located within the designated Green Belt, and paragraph 80 of the NPPF sets out the five purposes of such an area;

- 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.

32. Adopted policy ST/1 and emerging policy S/4 both state that the Green Belt will be maintained around Cambridge to define the extent of the urban area. The Green Belt has been revised in the emerging local plan, but this site has not been altered and remains within both adopted and emerging Green Belt boundaries.

33. Paragraph 89 of the NPPF states that the construction of new buildings in that location is inappropriate, unless it would fall into one of the listed exceptions, of which the following two are of relevance to this application;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), 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.
34. While the proposal is for a replacement of buildings on the site, it does not accord with the first of the above two bullet points, as it represents a significant material increase on the overall size and footprint of the current buildings on site to be demolished represent a total floor space of approximately 366m², in comparison to the 2165m², close to six times larger than the existing. In relation to this point also the development is considered to be inappropriate by definition, and consideration must be given to whether there are any very special circumstances (VSC) that would clearly outweigh the harm of developing in the Green Belt.
35. In regards to the second bullet point the site is a brownfield site, and sits in designated countryside, outside of a built up area, and much of the site forms the curtilage of the buildings in situ. The proposal would therefore represent the redevelopment of brownfield land in continuing use. The development would result in a substantial additional building, and while there would be screening that might mitigate that, in terms of the openness of the Green Belt that would be notably impacted because of the additional built form. In that respect, the proposal also represents inappropriate development by definition.
36. Adopted policy GB/1 reflects the presumption against inappropriate development in the defined Green Belt, with policy GB/2 further requiring that development that is appropriate in the Green Belt being located and designed so that it does not result in an adverse effect on the rural character and openness of the Green Belt, and stating that landscaping conditions will be imposed to ensure any impact on the Green Belt is mitigated. These policies are reflected in policy NH/8 of the emerging local plan, that also requires appropriate landscaping provisions.
37. Emerging Policy NH/9 sets out specific considerations for the redevelopment of brownfield sites in the Green Belt, supporting the redevelopment of such sites in principle, subject to specific considerations. That policy has been subject to a significant revision under the main modifications, and comments have been made, which is considered to provide some limit to the weight that might be allocated to it, but officers still consider it carries reasonably substantial weight overall. In relation to this application, the modified policy states that proposals for the replacement of a building are supported, provided that the building is not materially larger than existing, and supports, more generally, the redevelopment of brownfield land that would not have a greater impact on the openness of the Green Belt.
38. The following sections consider all other matters, and whether they might constitute harmful development, either in themselves or in relation to the

Green Belt. Whether the provided VSC would then clearly outweigh any harm identified is concluded in the Planning Balance at the end.

Design and Character

39. The site is somewhat separated from the main area of Foxton, with an agricultural field between the site and the nearest neighbouring property. There is a connecting footpath that runs into the Village, but the character of this particular road is more rural. The trees in situ along the boundaries of the application site further reinforce that character, providing a significant screen of any potential views within the site. The urban design officer has raised no objection to the proposal, and recommends a number of conditions with respect to the details of the proposal.
40. The bulk of the development is proposed to the rear of the site, with the main building presented side on to the roadside, with the front elevation facing southwards into the site. Towards the front of the site, the former dwelling would remain in situ, and would be the most visual element of the proposal from the access. Given the scale of the proposed building, it is reasonable to consider that there would be glimpse views, particularly in the winter months, where tree cover is sparser. While this site is located in a more rural area, the use of the site is light industrial, and the proposed site layout is reflective of the use, with the large building being of a clearly more utilitarian design, reflective of industrial uses, and would be notable legible in that instance.
41. With the site, given that the existing layout is reflective of the former use, which was residential, there would be a substantial alteration to character, which would be more reflective of the industrial use, indicated particularly by the scale and design of the building and the altered access and parking layout. That said, the alteration of that character would be limited to being substantially within the site, such that it is considered to preserve the character of the wider rural area, maintaining and enhancing the existing planting and landscaping within the site. While a substantial area of the site is given over to parking, hedging is proposed that would alleviate the dominance of that feature in the site. The proposed building itself is attractive, utilising materials that reflect both its function and the rural character of the area, with a roof form that will ensure a lower profile within the site and limit visual intrusion.
42. On the whole, the proposal would accord with the principles of good design expressed in section 7 of the NPPF, policy DP/2 of the adopted local plan and policy HQ/1 of the emerging local plan.
43. Both landscape and urban design comments note the proposed boundary treatment to the front of the site includes the use of metal fencing, and have raised concerns with respect to those elements and the impact on the countryside through the urbanising appearance. However, and noted within the submitted comments, final details of boundary treatments may be agreed through condition that would ensure there would not be an adverse impact through urbanisation of the countryside.

Landscape and Tree Impacts

44. The site is covered by an area TPO, and it stands distinct from the wider settlement of Foxton due to the physical separation by the agricultural field.

The site is within the East Anglia Chalk landscape character area, characterised by largescale arable fields, lower hedgerows and small copses and shelter belts along the edges of settlements. Adopted policy NE/4 and emerging policy NH/2 requires that development is only permitted where it respects and retains or enhances the local character and distinctiveness of the landscape character are it is located within.

45. The proposal includes a substantial level of replacement planting along the boundaries, principally along the northwest and northeast boundaries. Further planting is proposed within the site, including both hedging and trees. A number of the trees proposed to be removed are subject to the TPO that covers the entirety of the site. The submitted tree planting plan indicates that there are a number of trees that are appropriate for removal and replacement, though some of those included for removal here appear to be healthy. The replaced trees predominantly comprise a number of overly mature poplar trees that are beginning to outgrow their situation.
46. The submitted planting is intended to last for a 13 year period, with systematic removals and replacements in 3 year intervals over that timescale. The retained poplar trees would also be subject to a cyclical management cycle to manage the risk of branch failure. The landscape officer has considered the management and planting plans, and considers the principles that have applied to the development are suitable to mitigate the landscape and visual impacts. A number of conditions have been recommended that would detail the species and numbers, and ensure that works are carried out in an appropriate timescale and manner.
47. The proposal would retain the prevailing character of the countryside in this area, maintaining the substantial tree belt within the site, and providing a number of improvements by way of removing trees that are beginning to decline, and replacing them with trees with a medium to long safe useful life expectancy. While the development is substantial, the screening in place is such that it is considered the development would not adversely impact the countryside, and would therefore accord with policies NE/4 and NH/2.

Ecology and Biodiversity

48. The application has been accompanied by an ecological report, and a further bat roost inspection report has been provided that particularly focuses on the existing buildings to be demolished and whether they might be utilised or capable of being utilised by bats. No evidence of any protected species using the site has been found, but there are a number of potential opportunities for the site to be utilised, notably in the existing planting within the site and in the roof spaces of the buildings to be demolished.
49. The application has been reviewed by the Ecology officer, who notes that the submitted report and subsequent bat survey is sufficient to consider the proposal unlikely to result in an adverse impact to protected species, but that a further survey should be carried out prior to the works commencing to ensure that there are no bats that might have either occupied the site since the grant of permission and ensure that the risk to protected species is wholly minimal. Subject to conditions requiring such surveys, it is considered that the risk to protected species is satisfactorily low, and unlikely to affect protected species or associated habitats.

50. The biodiversity survey also details a number of enhancements to the site following the works. The details provided principally comprise the provision of bat and bird boxes, and there would be additional enhancement provided by the proposed planting along the boundaries and within the site. Subject to the details of that being fully determined, which could readily be dealt with by condition, it is considered that the proposal has been undertaken with suitable regard to the existing features of biodiversity interest, and will maintain the biodiversity and ecological value of the site, with suitable enhancements to mitigate for those elements lost. The proposal would therefore accord with adopted policy NE/6 and emerging policy NH/4.

Transport and Parking

51. The proposal involves a substantial increase in operational floor space within the site and the creation of a sizeable parking area for up to 73 cars, including 4 disability spaces. The intended increase of staff from 12 to 58 is likely to lead to a significant increase in additional vehicle movements for the site. As this site is a destination, as opposed to a point of origin such as a residential dwelling, it is likely staff would arrive within a reasonably short timescale of each other.
52. The existing site has direct access on to the Barrington Road, a reasonably straight road that 'doglegs' to the north of the site approximately 145m from the access, and being largely flat. Visibility in either direction is good, with minimal development or planting outside the control of the applicant that would otherwise interfere with visibility splays. The speed limit outside the access is 30mph, with the speed limit change being some 30m to the north of the access. Within a 30mph limit, Manual for Streets recommends visibility splays of 43mph, and within national speed limit zones (60mph) splays of approximately 150m are recommended. The road is straight, and this could result in a tendency for people to speed, but to the north vehicles would need to slow to navigate the 90 degree bend, and would then have good visibility of vehicles entering or exiting the site such that they would have forewarning while traveling at a lesser speed.
53. The site is served by a public footpath that terminates at the entrance to the site, with the proposal also including an altered entrance to make provision for additional pedestrian access into the site. The Foxton train station is within an approximate 5 minute walk of the site. The no. 26 Bus, running between Cambridge and Royston, is within 10 minutes of the site, depending on which stopping point in Foxton is chosen. The Cambridge-Royston run first stops at Foxton at 9:09am and the Royston-Cambridge run first stops at 6:53am. It is considered, however, that the timetable does not lend itself well to a traditional 9am start, which lessens the weight that might be attributed to its current provision, but it does provide capacity for earlier or later starts. It is worth noting that, particularly in Royston and Cambridge, there would be further bus connections that would provide links to other areas over and above those provided by the no. 26 Bus. On the whole, it is concluded that the existing situation on the site in terms of accessibility is reasonably good, with readily accessible alternatives to private car.
54. The highway authority and transport assessment team have raised no objections to the application, and have recommended a number of conditions to promote alternative modes of travel through both a travel plan and a scheme of footway widening and to ensure the access is constructed to a

good standard. The current footpath into Foxton from the site is not substantially wide. The travel survey and a small number of representations, identify staff that already walk, or intend to walk, to the site. A footway widening scheme has been requested by the Highway Authority, but have indicated this may not need to extend fully to the train station, as the footway already widens once it reaches the closest residential dwelling to a suitable width. Noting that the footway and areas of widening all sit within the highway, this could be controlled by condition, and the relevant provisions of Section 278 of the Highway Act would provide the means by which that footway widening could be delivered.

55. The site has achieved a good standard of accessibility, with alternative transport options than only the car, and while parking on the site is substantive, suitable promotion of alternative transport modes, such as through a travel plan, would have a positive impact on the provision of the site, without risk of parking on the road in the event there was a low uptake. The layout of the site is sufficient to limit the potential for vehicles and pedestrians to interfere with each other's movements, and there is provision for covered cycle storage, included potential expansion areas in the event that was required.
56. Appropriate provision for HGV movements has been made, notably around the bin store and cesspool where regular access would be required. A transport survey has accompanied the application, including a further addendum that concludes no adverse impact to highway safety. The proposal would therefore accord with adopted policies TR/1, TR/2, TR3 and TR/4 and emerging policies TI/2 and TI/3 and would not result in adverse impact to highway safety the wider network.
57. The Parish Council have requested a speed reduction scheme be implemented. No indication of the average speeds have been provided by either the developer or any other party, and it is difficult to be sure what might be appropriate. The speeds limits have been noted above, and the visibility splays to the site have been found to be acceptable. No objections have been raised by the County Council as Highway Authority and it could not be directly concluded that an increase in vehicle movements would lead to such an increase in movement speed that there would be an adverse impact to safety. It is more likely that regular users of the road would be able to prepare to slow, as any vehicles waiting to enter or exit the site would be clearly visible to other motorists on the road.
58. In respect of the comments that have been made, it appears that underlying concerns relate to possible alterations in the type of vehicle movements, namely to HGV or from an increase in traffic, that might accompany other occupiers of the site. It is unlikely that any other occupier would be readily capable of utilising the site for significantly more staff, but the parking on the site has been judged satisfactory for its proposed use and there are provisions for alternative modes of transport in the area. The proposed block plan indicates that the layout of the site already plans to take account of potential HGV movements, and officers consider it would be likely that there would be some form of HGV movement at the site in any event. It could not reasonably be prevented, such as through condition, and this has formed part of officer's assessments.

59. The transport assessment team have recommended the developer provide two bus shelters on the A10 bus stops, with details to be agreed, with commuted sums for maintenance to be provided to Foxton Parish Council for a total of £14,000, and to be secured through a planning obligation under Section 106. It is likely that the intention would be to provide these at the bus stops adjacent to the train station. A planning obligation may only be required where it is necessary to make the development acceptable in planning terms, is directly related to the development and is fairly related in scale and kind to the development. The provision of bus shelters is likely to only benefit early or later starts, and would not be particularly positive in terms of passengers departing the bus at that stop. Given that the morning bus timetable does not lend provide such a level of service that it could cover all start times, it is likely that evening usage would be limited through that. Officers therefore consider that the provision of the bus shelters would not meet the tests of necessity, and could not be insisted upon.

Drainage Impacts

60. The site is located within designated countryside, and comments have been received querying the necessity for a cesspool, as opposed to a connection to the sewage network. Notwithstanding whether there is sufficient provision for a sewage network connection, the application must be assessed on its own merits, and it may be that the proposal is found to be acceptable and there is no need for alternatives.

61. The site is within a flood zone 1, where there is the lowest risk of flooding, does not sit within any particular area of special drainage issues and the development is a 'less vulnerable' development as defined by the Environment Agency's guidance. The application proposes the use of sustainable drainage systems (SuDS), indicated within the submitted flood risk assessment (FRA), and though limited details are available at this time, the submitted assessment as a whole indicates that there is a likely possibility that SuDs can be achieved to a satisfactory level, principally through the use of permeable paving, and that the Drainage Consultants have recommended conditions indicates they consider this to be likely. That form of mitigation is noted as being able to accommodate both a 1 in 100 year flood event and 40% climate change event. It is therefore considered that the proposal would accord with adopted policies NE/8 and NE/9 and emerging policy CC/1 and CC/8 in so far as they relate to drainage matters.

62. With regards to the condition recommended by the County Drainage Engineer in relation to the details and implementation of SuDs it is noted that part of that condition has already been met, in relation to the carrying out of an assessment as to the potential for disposing of surface water by such means. It is therefore considered that that recommended condition be remove such a requirement and only incorporate those elements that have not yet been determined.

Contamination and Pollution

63. The application has been accompanied by a phase 1 land contamination assessment that has indicated the site is at low risk of contamination. The proposed use of the site is not a sensitive end use, such as for residential purposes, and is therefore less susceptible to contaminated land in any event. Based on the submitted information, the Contaminated Land officer has

raised no objection, and does not consider it necessary to impose conditions with respect to any further investigation. The proposal is therefore considered to comply with adopted policy DP/1 and emerging policy SC/12.

64. Comments have been received with respect to potential odours that might arise from the site, particularly from the cess pit to the southern boundary. The site is some distance from the closest residential property, which would have some mitigation impacts, and is currently served by a cesspit, though at a notably smaller scale. The proposed pit is located some distance from the built development and is adjacent to the access such that it is easily accessible for maintenance and emptying. There is no indication that the cess pit would result in adverse impacts in terms of odour or other pollutions that would harm the amenity of the area and officers did not note any impacts from the existing cess pit during their site visit. Subject to appropriate maintenance, as would be required by building regulations, officers are satisfied that there would be no odour or other pollution from the cess pit.
65. The application proposes a reasonably high level of lighting in an area that is not so substantially subject to illumination, with none sited along the roadsides. The proposal includes lighting details to which environmental health have raised no objections. Given the majority of the site would be sufficiently screened and the illumination provided within the site is hooded such that light would be directed downwards, it is not considered that there would be a substantial impact in terms of light pollution that would adversely impact the wider countryside.
66. It is noted that there would be some upward facing illuminance to the entrance of the site, directed towards the proposed walling, of which the final details of the entrance treatments are recommended to be dealt with by condition. The lighting would be more noticeable here, but there is a substantial existing tree screen above the entrance that is proposed to be retained, and which would limit impacts of lighting above the horizon. The lighting is faced away from the highway, such that it is unlikely to result in impacts from glare, and while it would be noticeable in the context of the surroundings, it is considered that it would be sufficiently small scale to not result in an adverse impact to the amenity of the area through light pollution. The proposal would therefore accord with adopted policy NE/14 and emerging policy SC/10.

Impacts on Residential Amenity

67. The site is sufficiently physically distance from any surrounding residential properties that it would not result in an adverse impact to their residential amenity. The level of boundary treatment both in situ and proposed would satisfactorily mitigate for any material adverse impacts on any event. The proposal would therefore comply with adopted policies DP/3 and DP/6 and emerging policies CC/6 and HQ/1.
68. The Environmental Health Officer has recommended a number of conditions to limit the impacts of the development on the wider area during the construction process. Noting that the works are of a scale that might result in an adverse impact on residential amenity, even at some distance, it is considered these are necessary to ensure the works would not result a materially harmful impact to surrounding residences. The exception is in relation to the recommended condition in respect of burning of waste

materials. That is readily covered by other legislation such that it is not necessary to impose such a condition.

Other Matters

69. Adopted policy NE/1 and emerging policy CC/3 require that proposal for non-residential buildings above 1000m² reduce carbon emissions by a minimum of 10% over the requirements set by Building Regulations. Paragraph 97 of the NPPF is explicit that LPAs should have a positive strategy to promote energy from renewable and low carbon sources, and these policies reflect that approach by ensuring that larger developments, where there is more likely to be the capacity, incorporate renewable sources.
70. The application includes details of the estimated level of delivered energy by the proposal, indicated against the usage of the building, at 10.3% of the overall usage. The proposal includes the provision of photovoltaic panels to the roof, the use of an airtight construction and solar screen, cooling provided via natural ventilation and the use of LED lighting amongst other factors, to minimise the energy consumption of the building as a whole. The proposal is therefore considered to comply with the relevant policy for the promotion of renewable energy.
71. For major developments, there is a requirement in policy DP/1 to submit a Health Impact Assessment, demonstrating the principles of sustainable development have been applied. This has been included in the application, assessing the proposal in accordance with the adopted SPD. There appear to be no material adverse impacts to health that would arise from the proposal, as those matters that do arise would be during the course of building works, which are temporary. The proposal would therefore accord with policy DP/1 with respect to health impacts.
72. The Parish council have requested a personal consent and representations have been made with respect to potential future uses of the site. Adopted and emerging policy would require such consents nominally in respect of newly developed sites, to ensure they are not left unoccupied following development, and only in relation to the first occupier of the site, with subsequent occupiers being unbound. In this instance, the site is occupied by Zettlex who have been operational within the district for some 14 years, such that the business is considered to be sufficiently stable and viable. The site would be bound by its B1 Use Class, and any proposed change could be assessed at the time of an application. It is considered that, on the whole, the control that might otherwise be exercised by the imposition of a condition limiting the use of this site to Zettlex is in situ, and it would not serve any purpose to prevent other occupants who would wish to utilise the site in its B1 Use Class.
73. Representations have made regarding alternative sites with regards to the insufficiency of the applicants in attempting to find more appropriate sites outside of the Green Belt. Officers would advise that alternative sites are material considerations, but it may only be given consideration where there is a likely alternative that could come forward. In addition, this site is in operation by Zettlex, and as such it is not a 'new' use that is being incorporated into the site, it is an expansion of the business in place. Each case must be determined on its own merits, and if this development is otherwise found to be acceptable, it would be unreasonable to refuse

permission on the basis that there may be some alternative site. It is noted that no alternative sites have been put forward by any third party that could then be considered in the context of this application. The applicants have provided three alternative sites, and briefly set out why they have been discounted. Officers consider that, there is unlikely to be readily identifiable alternative sites that could readily accommodate the business without alteration to some extent, and very little, if any, weight could be attributed to a theoretical alternative.

Very Special Circumstances

74. As stated above, the proposal represents inappropriate development in the Green Belt, and is therefore harmful to the Green Belt by definition and does not apply with adopted or emerging policies in terms of development that is acceptable in the Green Belt. It should not be approved except where there are very special circumstances (VSC) that would clearly outweigh both that harm, and any other harm that has been identified.
75. It is necessary to identify the harm to the Green Belt in the context of the scheme as a whole. The proposed building and the associated operational works would result in a substantially different site to that currently in effect, and this would adversely impact the openness of the Green Belt to its detriment. Such development, by reasons of its scale and the increased penetration into the Green Belt, would also result in some modest additional level of urban sprawl into the countryside. There is a significant level of screening in place on the site at present, and a planting scheme is proposed that would ensure long term screening of the site. This does not prevent the harm, but it does provide some mitigating impact to the harm that would otherwise be affected to the Green Belt. That it would not comply with the adopted and emerging local development framework would further compound the harm, and noting that the NPPF is clear that significant weight should be afforded to protecting the Green Belt, these policies should also be afforded a substantial weight.
76. The planning, design and access statement provides a number of factors that are put forward to represent VSC that would outweigh the harm to the Green Belt. The full details are provided on pages 29 to 33 of that statement, but to summarise them, the reasons put forward are;
 1. The importance of this specific business to the research and development sector on both local and national scale.
 2. The benefits to the local economy that this site brings about.
 3. The importance of the Cambridge location for the business.
 4. The importance of this specific site.
 5. The lack of suitable alternatives.
 6. The implications of a refusal, as the company may need to relocate abroad.
 7. General benefits brought about by the produces made by the company and their use in a number of industries, including medical treatment, space exploration, safety and communications equipment.
 8. Precedent set by other planning permissions in the Green Belt.
77. Point 8 is considered to carry a wholly minimal, if any weight. By their nature, VSC will only be relevant to the application itself, and while there may be very similar, or even the same, VSC across individual cases, the fact that one VSC supports one site, it should not therefore follow to support all other cases.

78. It is noted that a number of businesses have written letters of support, both who provided services to the applicant and who rely on its outputs. Noting that the application indicates some 90% of the business is in exported goods, this indicates that there are sizeable economic benefits brought about by this applicant. In addition, the increased capacity on the site for staff carries its own economic benefits, by providing jobs within the district for a business that has shown itself to be financially sustainable for a number of years and allowing the existing employee based to continue their occupation of the site.
79. The applicant states that they produce high-tech sensors used in a number of advanced systems in a variety of businesses, including defence and health sectors, which represent nationally key infrastructure, and there is no reason for officers to disagree with that. Any disruption to the applicant's operational capacity may be harmful to the ability of these areas to provide their services. It is unlikely, however, that these services are so reliant on the applicant that they would notably harmed as they identify other suppliers, and so the importance of this business to such sectors is considered to attract only a minimal weight.
80. The planning statement indicates that the refusal of permission may result in the business relocating, potentially abroad. There are clear benefits to the business remaining in the district, some of which are noted in the paragraphs above. However, there is no definitive indication that the business would be required to relocate to another country and any refusal should not preclude that an alternative site might come forward or a suitable unit might become available. The relocation of the business would be detrimental to the area, but on the whole it is considered that it should attract only a limited weight, as there are no clear indications that the business would have to relocate either outside the district or country.
81. Details of alternative sites have been provided, as well as details of the specific requirements of the business in any site it operates. Those sites indicated were either insufficient in terms of size or location, or raised financial issues, either in their development or in the purchase of the site. Officers are content that there has been a reasonable level of search for available sites. Having regard to the fact that the application site is currently in operation by the applicant, which would prevent the need for sale and subsequent purchase elsewhere that would prevent growth of the business and result in uncertainty. Officers therefore consider the lack of alternative sites does attract a significant weight.
82. Overall, it is considered that the harm to the Green Belt identified would be clearly outweighed by the VSC put forward by the applicant on a collective level. There is a somewhat reduced, though still significant, level of harm to the Green Belt, but the benefits to the scheme, particularly in terms of the economic provisions and the lack of alternative sites, is considered to attract a level of weight that would clear outweigh that harm.

Conclusion

83. In conclusion, the development is considered to accord with the relevant policies of the adopted and emerging development plans, and with the policies contained in the NPPF, with the exception of those relating to development in the Green Belt. In that circumstance, it is considered that the

applicant has sufficiently demonstrated that Very Special Circumstances apply to this application such that it is considered the application should be approved.

Recommendation

84. Delegated approval subject to the expiry of the public advertisement and referral to the Secretary of State and

Conditions and Informatives

85. Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission; and

Time Limit

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon in accordance with Section 91 of the Town and Country Planning Act 1990.)

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Document	Reference	Date on Plan
Proposed Site Plan	17-038-A-001	20 Dec 2017
Proposed Gate Layout Plan	17-038-A-002	20 Dec 2017
Proposed Ground Floor Plan	17-038-010	20 Dec 2017
Proposed First Floor Plan	17-038-011	20 Dec 2017
Proposed Roof Plan	17-038-012	20 Dec 2017
Proposed Elevations	17-038-020	20 Dec 2017
Proposed Sections	17-038-030	20 Dec 2017

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

Surface Water Drainage

3. No development shall commence until a scheme for surface water drainage works has been submitted to and approved in writing by the local planning authority. That scheme shall be constructed and completed in accordance with the approved details prior to occupation of the building hereby approved. The surface water drainage scheme shall be managed and maintained thereafter in accordance with an agreed management and maintenance plan for the lifetime of the development.
(Reason – To ensure the development of the site would not result in levels of drainage that might otherwise result in adverse impacts to the surroundings through pollution or flooding, in accordance with the provisions of the NPPF, notably paragraphs 17, 94 and 99, policies DP/1, DP/4 and NE/9 of the adopted Local Development Framework 2007. This condition is required to be pre-commencement because the start of

building works and the alteration of the ground may compromise the ability to implement an acceptable drainage strategy.)

Foul Water Drainage

4. No building hereby permitted shall be occupied until foul water drainage works have been implemented in accordance with details that have first been submitted to and approved in writing by the local planning authority.
(Reason – To ensure that adequate provision is made for foul water drainage in order to minimise the risk of pollution from inadequate or inappropriate systems in accordance with the provisions of the NPPF, particularly paragraphs 17, 94, 99, 109 and 110 and policies DP/1, DP/4 and NE/10 of the adopted Local Development Framework 2007.)

Plant/Equipment Noise

5. The external noise level emitted from any plant/equipment used in the building(s) hereby approved shall be lower than the lowest existing background noise level by at least 5dBA and by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all plant/equipment operating together at maximum capacity.
(Reason – To ensure the amenity of the nearby residential occupiers is not adversely affected in accordance with the provisions of the NPPF, particularly paragraph 17, and policy DP/3 of the adopted Local Development Framework 2007.)

Delivery Hours

6. No deliveries or despatches shall be made to or from the site, and no delivery or despatch vehicles shall enter or leave the site (whether laden or unladen), except between the hours of 08:00 and 18:00 Monday to Friday, 08:00 to 14:00 Saturday, and not at all on Sundays and Public Holidays.
(Reason – To protect the amenity of nearby residents in accordance with the provisions of the NPPF, particularly paragraph 17, and policy DP/3 of the adopted Local Development Framework 2007.)

Construction Works

7. No construction site machinery or plant shall be operated and no construction related deliveries taken at or despatched from the site except between the hours of 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 Saturday and not at any time on Sundays or Bank or Public holidays.
(Reason – To protect the amenity of the locality and nearby residences, especially for people living and/or working nearby, in accordance the provisions of the NPPF, particularly paragraph 17, and policy DP/3 of the adopted Local Development Framework 2007.)

Dusk Emergence/ Dawn Re-entry survey

8. Prior to the commencement of the development, follow-up dusk emergence / dawn re-entry surveys should be undertaken during May - September (inclusive) to determine whether bats are roosting and, should this be the case, the outline mitigation strategy should be modified as appropriate based on the results and then be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.
(Reason – To safeguard roosting bats as protected under the Conservation of Habitats and Species Regulations 2017. This condition is

required to be pre-commencement as any works within the site have the potential to disturb roosting bats.)

Hedgerow Removal

9. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants if appropriate, or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to the local planning authority.
(Reason – To safeguard breeding birds as protected under the Wildlife and Countryside Act 1981 (as amended).)

Biodiversity Enhancements

10. Prior to any development above existing ground level a scheme of biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented within an agreed timescale unless the local planning authority gives written consent for any variation of that element, and shall thereafter be retained as approved.
(Reason: To mitigate for the loss of existing habitat and enhance the overall ecological value of the site in accordance with the provisions of the NPPF, particularly paragraphs 109 and 118 and policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

Access Surfacing and Surface Water Drainage

11. The surface of the driveway to serve the building hereby permitted shall be constructed on a level that prevents surface water run-off onto the highway and shall be constructed from a bound material so as to prevent displacement of material onto the highway. The development shall be retained as such thereafter.
(Reason – In the interest of highway safety in accordance with the provisions of the NPPF, particularly paragraph 28 and policy DP/3 of the adopted Local Development Framework 2007.)

Footway Widening

12. Prior to the occupation of the building, hereby permitted, a scheme for the widening of the footway shall be submitted to and agreed in writing by the local planning authority. That scheme shall be completed prior to the first occupation of the building hereby permitted.
(Reason – To provide suitable and sustainable alternative modes of transport to the site, and ensure the development does not unduly rely on the private car, in accordance with the provisions of the NPPF, particularly paragraphs 29, 30 and 31 and policies TR/3 of the adopted Local Development Framework 2007.)

Travel Plan

13. No building shall be occupied until a Travel Plan for both staff and visitors has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details within 12 months of the date of occupation of the building hereby approved.

(Reason – To reduce car dependency and promote alternative modes of travel in accordance with the provisions of the NPPF, particularly paragraphs 29, 30 and 31 and policies TR/3 of the adopted Local Development Framework 2007.)

Construction Works

14. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
 - ii. Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on 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.

(Reason – In the interests of highway safety. This condition is required to be pre-commencement as it directs the manner in which the development shall proceed in order to minimise harm from construction traffic on to the highway)

External Material Samples

15. No development shall take place above existing ground level until details and samples 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. The development shall be carried out in accordance with the approved details.

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

Eaves & Verges

16. Prior to any development above ground level precise details of the eaves and verges of the proposed building shall be submitted to the local planning authority and approved in writing. Those details shall include plans and elevations at scale of not less than 1:20.

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

Windows & Doors

17. Prior to their insertion, details of windows, doors and canopies at a scale of not less than 1:20 shall be submitted to and approved in writing by the local planning authority.

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

Ground Surfacing & Levels

18. Prior to the commencement of development, details of existing and finished grounds levels, and details of all proposed surface finishes, shall be submitted to and approved in writing by the local planning authority.

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

Boundary Treatments

19. Notwithstanding the details submitted, details of the boundary treatments shall be submitted to and approved in writing by the local planning authority prior to the building hereby permitted first coming into use. Those details shall include details of the materials and elevations of the entrance gates and fencing at a scale of not less than 1:20.

(Reason – To ensure appropriate boundary treatments are implemented in a sensitive location in accordance with policies

Informatives

1. The applicant is advised that the granting of a planning permission does not constitute a permission or license 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.
2. There shall be no burning of any waste or other materials on the site without prior consent from the environmental health department.
3. The applicant should take all relevant precautions to minimise the potential for disturbance to the occupiers of neighbouring properties in terms of noise and dust during the demolition and construction phases of the development. This should include not working outside specified hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The applicant is specifically advised to seek approval for any proposed piling operations.
4. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

Background Papers:

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

[South Cambridgeshire Local Development Framework Core Strategy \(adopted January 2007\)](#)

[South Cambridgeshire Local Development Framework Development Control Policies DPD \(adopted July 2007\)](#)

[Submission Local Plan 2014](#)

[Planning File Ref: S/4569/17/FL](#)

Report Author:

Aaron Sands

Senior Planning Officer

Telephone Number:

01954 713237

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 SCREENING MATRIX

1. CASE DETAILS			
Case Reference	S/4569/17/FL	Brief description of the project / development	Construction of (B1) technology centre (2,165sqm) with associated parking and external landscaping.
Appellant	Zettlex Uk Ltd		
LPA	South Cambridgeshire District Council		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			No
If YES, which description of development (THEN GO TO Q4)			Click here to enter text.
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			Urban Development Project
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			No
If YES, which area?			Click here to enter text.
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes
If yes, which applicable threshold/criteria?			The site is in excess of 1 hectare
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)			No
If yes, is a copy of the SO/SD on the file?			Click here to enter text.
If yes, is the SO/SD positive?			<SELECT>
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?			No

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A) Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
1. NATURAL RESOURCES				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	The land is flat such that topographical changes are unlikely. A condition has been recommended to ensure that surfacing works would not result in significant topographical impacts.		
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	No			
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No			
2. WASTE				
2.1 Will the project produce solid wastes during construction or operation	Yes	Solid waste is likely to be a product of the operation of the site, either through the	No	The levels envisaged would be low given the proposed and potential uses of the site, and

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
or decommissioning?		processes involved or as a result of people occupying the site.		satisfactory waste management schemes have been proposed, such as the cess pit.
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	There is likely pollutants that would be released through vehicle movements, and some impacts are likely to arise from the cess pit	No	The levels emitted are likely to be of sufficiently low quantities that they would not result in a significant adverse impact, and existing legislation is in place in the form of building regulations and the current phasing out of petrol and diesel vehicles that would reduce the impacts of such development.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Lighting is proposed throughout the site.	No	Lighting proposed is not of a significant level, and is largely directed downwards such that it would not cause light pollution in the area.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	There is a small risk of contamination from the site, notably from the cess pit. There are a number of water courses in the surrounding area, including a flood zone 3 to the north of the site.	No	The risks are minimal, and the cess pit would be subject to building regulations that require adequate maintenance and emptying under part H.
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	There are no areas the site or in the nearby vicinity that would be likely to be impacted	N/A	
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction,	No	There are no risks of major accidents in relation to this site over and above that would normally accompany construction works, and none which would specifically relate to the operation of the	N/A	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
operation or decommissioning?		site. No decommissioning works are proposed.		
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No	There are no risks to the population in relation to this site over and above that would normally accompany construction works, and none which would specifically relate to the operation of the site. No decommissioning works are proposed.	N/A	
5. WATER RESOURCES				
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	There are water resources in the area that might be impacted by the development, such as through surface water runoff.	No	The application has been accompanied by a flood risk assessment that sets out the provisions to be made to prevent impactful surface water runoff, and which can be controlled through condition. As set out above, there are controls in place to prevent impacts from pollution or otherwise.
6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national,	No	The submitted surveys indicate that the buildings and trees on the site are not of particular ecological value.	N/A	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
regional or local))).				
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	While no evidence has been found that the site is being used by any relevant species there are elements of the site that might support bats, and precautionary surveys have been recommended.	No	Impacts are no likely. Further surveys have been recommended to ensure that no impacts would occur from sudden appearance of bats on the site prior to the works starting and they are precautionary, not indicative that relevant species are using the site.
7. LANDSCAPE AND VISUAL				
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes	There are locally protected trees (through tree preservation order) on the site that would be affected by the project.	No	There is a substantial planting scheme proposed, and some of the trees are beginning to decline such that their removal is warranted in any event.
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	No	The project is likely to be visible, but not highly visible to many people.	N/A	
8. CULTURAL HERITAGE/ARCHAEOLOGY				
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or	No	There are no heritage, archaeological or designated areas in or near to the site that could be affected by the project.	N/A	

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).				
9. TRANSPORT AND ACCESS				
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	The site is accessible directly from the highway network and is served by a footpath that connects to facilities in Foxton. It is likely this will need to be altered to accommodate the development.	No	The alterations necessary are likely to be minimal, and only for the improvement of the network.
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	There has been no indication that there are transport route susceptible to congestion or which are subject to environmental problems.	N/A	
10. LAND USE				
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	No	There are no land uses adjoining or near to the site that are likely to be affected by the project.	N/A	
10.2 Are there any plans for future land	No	There is no plans for future land around the	N/A	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
uses on or around the location which could be affected by the project?		location that could be affected by the project.		
11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	The location is not susceptible to any conditions that would present environmental problems. It is noted that flood zone 3 lies to the north of the site, but this is not considered to represent environmental problems that would be affected by this project in the context of land stability and climate, and is more likely to be impacted from water impacts, which have been assessed above.	N/A	
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	There are no developments within the surrounding area that is likely to lead to a cumulative impact.	N/A	
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	No	The site is not close to any boundary and is therefore unlikely to lead to a transboundary effect.	N/A	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

In conclusion, there are no characteristics of the project that would indicate that it would result in a significant impact to those elements indicated in paragraph 1 of Schedule 3, having regard to the locations as set out paragraph 2 or the type and characteristics of the development as set out in paragraph 3 of that schedule.

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?

N/A

Is it necessary to issue a SD?

No

Is an ES required?

No

7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)

OUTCOME

Is likely to have significant effects on the environment

ES required

Not likely to have significant effects on the environment

ES not required

✓

More information is required to inform direction

Request further info

NAME

Aaron Sands

DATE

20 March 2018

This page is left blank intentionally.



FOR INTERNAL USE ONLY

Scale - 1:2500

Time of plot: 10:45

Date of plot: 19/03/2018



**South
Cambridgeshire
District Council**

© Crown copyright [and database rights] (2015) OS (100022500)



This page is left blank intentionally.

Agenda Item 6

Outh SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 4 April 2018
AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/0179/18/OL

Parish(es): Histon

Proposal: Development of 1no. dwelling as part of the South Cambridgeshire District Council 'self-build' programme

Site address: Land to the south of 43 St Audrey's Close

Applicant(s): Laurence Castle, South Cambridgeshire District Council

Recommendation: Approval

Key material considerations: Principle of development
Housing Density
Impact on the character of the area and setting of the Green Belt
Residential amenity impact and noise
Highway safety and parking
Flood Risk and Drainage
Developer Contributions
Other Matters

Committee Site Visit: Yes

Departure Application: No

Presenting Officer: Lydia Pravin, Senior Planning Officer

Application brought to Committee because: Applicant is South Cambridgeshire District Council

Date by which decision due: Extension of time until 05 April 2018

Executive Summary

1. The development proposes one dwelling as part of the South Cambridgeshire District Council (SCDC) self-build programme submitted as an outline application with all matters reserved. The site is located within the village framework and the provision of one self-build plot in a sustainable location will benefit the local self-build register.
2. An indicative layout submitted with the application, confirms there is unlikely to be any significant harm to the character of the area or on the setting of the Green Belt given the current setting of the public footpath and acoustic fencing abutting the guided busway to the south. With regard to residential amenity there is a secondary window serving the lounge and a window serving a w.c. with 2m high fencing already erected

along the side of the adjoining property, 43 St Audrey's Close. The submitted noise report demonstrates there are acceptable noise levels in the new external garden areas and internally noise mitigation can be achieved through insulation and does not give rise to significant harm. Therefore in accordance with national and local planning policies the development is recommended for approval with conditions as set out in the report.

Planning History

3. PRE/0522/17 – one detached self-build dwelling – likely to be supported in principle

National Guidance

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

Development Plan Policies

5. **South Cambridgeshire LDF Core Strategy DPD, 2007**
ST/2 Housing Provision
ST/4 Rural Centres

South Cambridgeshire LDF Development Control Policies DPD, 2007:

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
HG/1 Housing Density
GB/3 Mitigating the Impact of Development Adjoining the Green Belt
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage – Alternative Drainage Systems
NE/11 Flood Risk
NE/15 Noise Pollution
SF/10 Outdoor Playspace, Informal Open Space, and New Developments 62
SF/11 Open Space Standards
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards

6. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD - Adopted March 2010

7. **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/8 Rural Centres
HQ/1 Design Principles
H/7 Housing Density
H/15 Development of Residential Gardens
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
NH/8 Mitigating the impact of development in and adjoining the Green Belt

SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Open Space Standards
SC/11 Noise Pollution
SC/12 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultation

8. **Histon Parish Council** - No recommendation commenting loss of light to ground floor windows of No. 43 which face the proposed build
9. **Cambridgeshire County Council (Local Highway Authority)** - No objections to the proposed development. However, comments that although not the parking authority would require that the proposed car parking space be 2.5m x 5m and reduced to one in number and not two as proposed to enable pedestrian visibility splays to be incorporated within the red line due to the close proximity of the public footpath and footway within St Audrey's Close. The following standard conditions were also recommended; 2.0 x 2.0m pedestrian visibility splays, use of a bound material for driveways and suitable levels. An informative that any works to the front of number 43 to provide a dropped vehicle crossing would require permission from the Local Highways Authority.
10. **Drainage Officer** - No objections subject to conditions for a foul and surface water drainage scheme
11. **Contaminated Land Officer** - The only immediately evident environmental constraint that would attract a contaminated land condition is the presence of an assumed garage building and its associated hardstanding, however it appears that the location coincides with the footprint of the proposed building. Given that the proposed development (residential) is particularly sensitive to the presence of contamination, recommend an informative that if contamination is found this can be addressed.
12. **Cambridgeshire County Council (Footpath)** – No objections to the development. Applicant should be aware of the legal boundaries, width and guidance on boundary fences and planting to ensure the path remains a suitable width and any planting does not encroach. Recommend conditions that no fence shall be erected on or within 1m of the right of way and no planting erected on or within 2m of the right of way. Informatives recommended regarding ensuring the footpath is open and unobstructed, it is the landowners responsibility to maintain boundaries and the grating of planning permission doe not entitle the obstruction of the public right of way.
13. **Environmental Health** – No objections subject to the imposition of conditions:
 - No development shall commence until a detailed noise mitigation/ insulation scheme to protect future occupants internally and externally in accordance with the recommendations of the acoustic assessment by Cass Allen and demonstrate that the internal and external noise levels recommended in British Standard 8233:2014 are achieved prior to occupation.
 - Limit hours of construction related deliveries, site and plant machinery to only 8.00-18:00 Monday-Friday, 08:00-13:00 on Saturdays and not at any time on Sundays or bank holidays
 - No burning of waste or other materials on site and if pile driven foundations are proposed, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health

Department

Informative minimising noise and dust during construction.

Representations

14. No comments received

Site and Surroundings

15. The site is located within the defined village development framework of Histon and consists of garden land associated with number 43 St Audrey's Close. There is a public footpath to the south of the site and the guided busway. The site is within a Flood Zone 1 and the land outside the site, to the south is Green Belt land.

Proposal

16. The proposal is for development of 1no. dwelling as part of the SCDC self-build programme in the form of outline planning permission with all matters reserved.

Planning Assessment

17. The key issues to consider in the determination of this application are the principle of development, impact on the character of the area and setting of the Green Belt, residential amenity impact and noise, highway safety and parking, flood risk and drainage, developer contributions and other matters.

Principle of Development

18. In accordance with the Core Strategy policy ST/4, Histon is a Rural Centre which is a more sustainable village with good access to services and facilities and good public transport services to Cambridge or a market town. Rural Centres comprise the most sustainable villages in South Cambridgeshire where there is no strategic constraint on the amount of development or redevelopment of land for housing that can come forward within village frameworks, provided that the proposals are in accordance with policies in the Plan. The development would be grouped close to several dwellings and would be located within easy walking or cycling distance to the centre of Histon.
19. Paragraph 50 of the NPPF states that local planning authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. A mix of housing should be planned for based on current and future demographic trends, market trends and the needs of different groups of the community, such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes.
20. 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.

21. 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.
22. The proposed development if approved will make a small contribution to the demands of the register. This remains a relatively new concept for the Council as a vanguard authority and officers advise that weight should be given to this factor in favour of the development if there was a need to balance this against any perceived harm. In the absence of any such harm, there is no need to secure a legal agreement to ensure they dwelling is sold off as a self-build plot.
23. Policy H/15 of the emerging Plan sets out the Council's proposed approach to dealing with applications for development of residential gardens. There were three representations supporting this policy and considerable weight can be given to the submission Local Plan policy as a material consideration given the balance of representations made. The criteria the Policy lists to be taken into account when considering this type of application are essentially existing plan policies DP/2 which requires new development to preserve and enhance the existing character of the local area and Policy DP/3 which states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on matters such as village character, safe access to buildings including adequate car parking and residential amenity. These material planning considerations are assessed within this report.
24. The principle of one new dwelling in this location is therefore considered suitable, subject to all other material considerations.

Housing Density

25. The area of the site is 0.035 hectares, with the provision of 1 residential unit, this would equate to a development of 29 dwellings per hectare. This would accord with the Councils adopted and emerging planning policies HG/1 and H/7.

Impact on the character of the area and setting of the Green Belt

26. The Government attaches great importance to the design of the built environment. Paragraph 57 of the NPPF 2012 states that good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people. Amongst other things, good design should function well over the lifetime of the development, establish a strong sense of place, optimise the potential of the site to accommodate development, respond to local character without preventing or discouraging appropriate innovation, be safe and accessible and be visually attractive in terms of architecture and landscaping.
27. Paragraph 60 of the NPPF states that local planning authority decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
28. The site consists of garden land and previously had a detached garage which has been demolished. Number 43 St Audrey's Close is currently undergoing renovation

works and there is already 2.0m high fencing erected along the southern side with 2.0m high fencing to the rear and 2.0m high fencing abutting the public footpath.

29. St Audrey's Close, Histon is characterised by a Cul de Sac style layout with mostly two storey semi detached style dwellings and a detached dwelling to the eastern of the site, number 58a St Audrey's Close. The proposed application site is at the end of a row of semi-detached properties, all of which have a similar uniform style in terms of height, scale, form, mass, siting, design, and appearance with some additional extensions since their construction.
30. An indicative site plan and 3D view has been provided which shows a detached two storey brick dwelling. It is considered the plot has the capacity to include a two storey detached dwelling. To reduce the prominence of the house it has been set in line with existing properties and would be no larger in terms of height, however these details would specifically be submitted under a reserved matters application. The proposal is not considered to be excessively prominent or result in harm to the street scene views or the visual amenity of the area and would comply with policies DP/2 and DP/3 of the South Cambridgeshire District Council Local Development Framework 2007.
31. With regard to the impact on the setting of the adjoining Green Belt there is a public footpath to the south and acoustic fencing demarking the Guided Busway which is in the Green Belt. There are existing properties to the east situated in closer proximity to the Green Belt and given the current character introducing a well designed dwelling as shown on the indicative view is not considered to cause harm to the setting of the Green Belt in accordance with policy GB/3 of the adopted LDF 2007.

Residential Amenity Impact and Noise

32. The indicative layout demonstrates that one dwelling and parking spaces could fit on the site. There is 1.2m separation from the southern side of 43 St Audrey's Close and the existing boundary fencing and a further 0.6m to the proposed dwelling. This would be an acceptable degree of separation to not give rise to a significant overbearing impact.
33. There is a secondary living room window along the side and window serving a w.c. Given that the habitable room window is a secondary window, and the w.c. is not considered to be a habitable room combined with 2.0m high fencing which already reduces the sunlight there is not considered to be a significant loss of light sufficient to sustain refusal of the application. The indicative site plan shows 45 degrees from the rear first floor window to the dwelling which would also not give rise to a significant overshadowing impact.
34. With regard to any overlooking impact the new dwelling will have a 12m long rear garden and there is approx. 20m from the rear of numbers 58 and 58a St Audrey's Close which is a considerable distance. Given the proximity to number 43 St Audrey's Close no first floor windows or doors will be located on the specified elevations (at reserved matters stage), unless they are obscure glazed and non-opening to ensure there is not a significant overlooking impact to the direct private amenity space of this dwelling. Officers consider the potential to overlook could be designed out by the careful orientation of the rooms.
35. Based on the submitted plans officers consider any reserved matters scheme is likely to accord with policy DP/3 of the Local Development Framework and not cause significant or adverse harm.

36. The site is located next to the guided busway with dwellings abutting the acoustic fencing further east. A noise report by Cass Allen has been submitted. This demonstrates there are acceptable noise levels in the external garden areas in accordance with British Standards 8233:2014 and double glazing and hit and miss trick ventilation could achieve acceptable internal noise levels which will be provided at detailed design stage. Therefore it would be reasonable to condition a scheme of insulation internally to ensure there is not significant harm to the occupiers of the dwelling from the guided busway in accordance with paragraphs 109 and 123 of the National Planning Policy Framework 2012 and Policy NE/15 of the adopted LDF 2007.
37. Given the close proximity to neighbouring dwellings it would be reasonable to condition no construction site machinery or plant shall be operated, no construction related deliveries taken at or despatched from the site before 0800 hours and after 1800 hours on weekdays, 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. This will minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007. However, it would not be reasonable to condition no burning of waste or other materials on site and if pile driven foundations are proposed, a statement of the method for construction of these foundations shall be submitted and agreed by Environmental Health as these matters as dealt with under separate legislation and would not be enforceable conditions as set out in paragraph 206 of the NPPF 2012 and will be added as informatives.

Highway safety and parking

38. The Local Highways Authority has no objection subject to the imposition of conditions which it would be reasonable to condition in the interests of highway safety in accordance with policy DP/3 of the adopted LDF 2007. Comments have been made that the Local Highways Authority, although not the parking authority would require that the proposed car parking space be 2.5m x 5m and reduced to one in number and not two as proposed to enable pedestrian viability splays to be incorporated within the red line due to the close proximity of the public footpath and footway within St Audrey's Close. Given that the proposed site plan is for illustrative purposes and the layout will be a reserved matters detail, officers consider there is sufficient space on site to accommodate the two car parking spaces and the pedestrian visibility splays.
39. The development would therefore be in compliance with parking standards set out in policy TR/2 of the Local development Framework.

Flood Risk and Drainage

40. The site is in Flood Zone 1 and therefore development of one dwelling is considered acceptable in this location. It would be reasonable to condition surface water drainage and foul water drainage details as the application does not detail the arrangement at this stage to ensure there is not a significant flood risk and adequate provision in accordance with policies NE/9, NE/10 and NE/11 of the adopted LDF 2007.

Developer Contributions

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

42. 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.
43. The Written Ministerial Statement and NPPG dated November 2014 seeks to limit Section 106 contributions secured from small scale developments of less than 10 no. dwellings or those where the gross floor space would not exceed 1000 square metres. The proposed development is for 1 no. dwelling and would fall below the threshold. Therefore, no contributions in relation to open space and community facilities can be secured from the development.

Other Matters

44. The site is located next to a public footpath to the south. Cambridgeshire County Council have requested conditions that no fence shall be erected on or within 1m of the right of way and no planting erected on or within 2m of the right of way in the interest of the amenity of the public and ensure it remains unobstructed. A 2.0m high close boarded fence currently sits adjacent to the footpath which does not obstruct the public footpath (and which does not require planning permission). The conditions requested do not define how the word planting is to be construed of and would not represent enforceable conditions as set out in paragraph 206 of the NPPF 2012. Therefore they will be added as informatives to make the applicant aware of the need to ensure the public footpath remains unobstructed.
45. With regard to contamination the only immediately evident environmental constraint that would attract a contaminated land condition is the presence of an assumed garage building and its associated hardstanding. The garage building has since been demolished and it appears that the location coincides with the footprint of the proposed building. Given that the proposed development (residential) is particularly sensitive to the presence of contamination it would be reasonable to condition that if contamination is found this can be addressed and ensure this is enforceable in line with paragraph 206 of the NPPF 2012. This would ensure the safety of the proposed users and neighbouring dwellings is protected in accordance with policy DP/1 of the adopted LDF 2007.

Conclusion

46. The development proposes one dwelling as part of the SCDC self-build programme submitted as an outline application with all matters reserved as set out in the application forms. The site is located within the village framework and the provision of one self-build plot in a sustainable location will benefit the local self-build register.
47. There is not considered to be significant harm to the character of the area or on the setting of the Green Belt given the current setting of the public footpath and acoustic fencing abutting the guided busway to the south. The impact on residential amenity can be satisfactorily mitigated and the submitted noise report demonstrates future residents will have an acceptable level of amenity.
48. In accordance with national and local planning policies the development is recommended for approval with conditions as set out below.

Recommendation

48. Delegated approval subject to:

Conditions and Informatives

49. Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

Conditions

- 1) Approval of the details of the layout of the site, scale and appearance of the building, 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.)
- 2) 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.)
- 3) 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.)
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 1609-P-501 Rev A
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- 5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 6) Prior to the commencement of 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 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.)

- 7) 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 plans prior to the occupation 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 foul water drainage in accordance with policy NE/10 of the adopted Local Development Framework 2007.)
- 8) No development shall commence until a noise insulation scheme comprising specifications and scaled plans (1:100) showing the design and thickness of the double glazing and trickle vents in accordance with British Standard 8233:2014 shall be submitted to and approved in writing by the Local Planning Authority. The approved double glazing and trickle vents shall be installed prior to the occupation of the dwelling and thereafter retained.
(Reason: To minimise noise levels from the guided busway on the future occupiers of the dwellings in accordance with Policy NE/15 of the adopted Local Development Framework 2007 and paragraph 109 and 123 of the NPPF 2012.)
- 9) No construction site machinery or plant shall be operated, no construction related deliveries taken at or despatched from the site before 0800 hours and after 1800 hours on weekdays, 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.)
- 10) The proposed drive 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 - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 11) The proposed driveway shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 12) Prior to the first occupation of the dwelling hereby permitted two 2.0 x 2.0m pedestrian visibility splays shall be provided on each side of the access within the curtilage of the site and 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 Policy DP/3 of the adopted Local Development Framework 2007.)
- 12) 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
(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).

Informatives

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, which include any works to the front of number 43 to provide a dropped vehicle crossing.

Public Footpath No. 17 Histon must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

No fencing should be erected on or within 1m of the public right of way and no planting should be undertaken on or within 2m of the public right of way to ensure the public footpath remains unobstructed.

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

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.

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.

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/0179/18/OL

Report Author:

Lydia Pravin
Telephone Number:

Senior Planning Officer
01954 713020



FOR INTERNAL USE ONLY

Scale - 1:1250

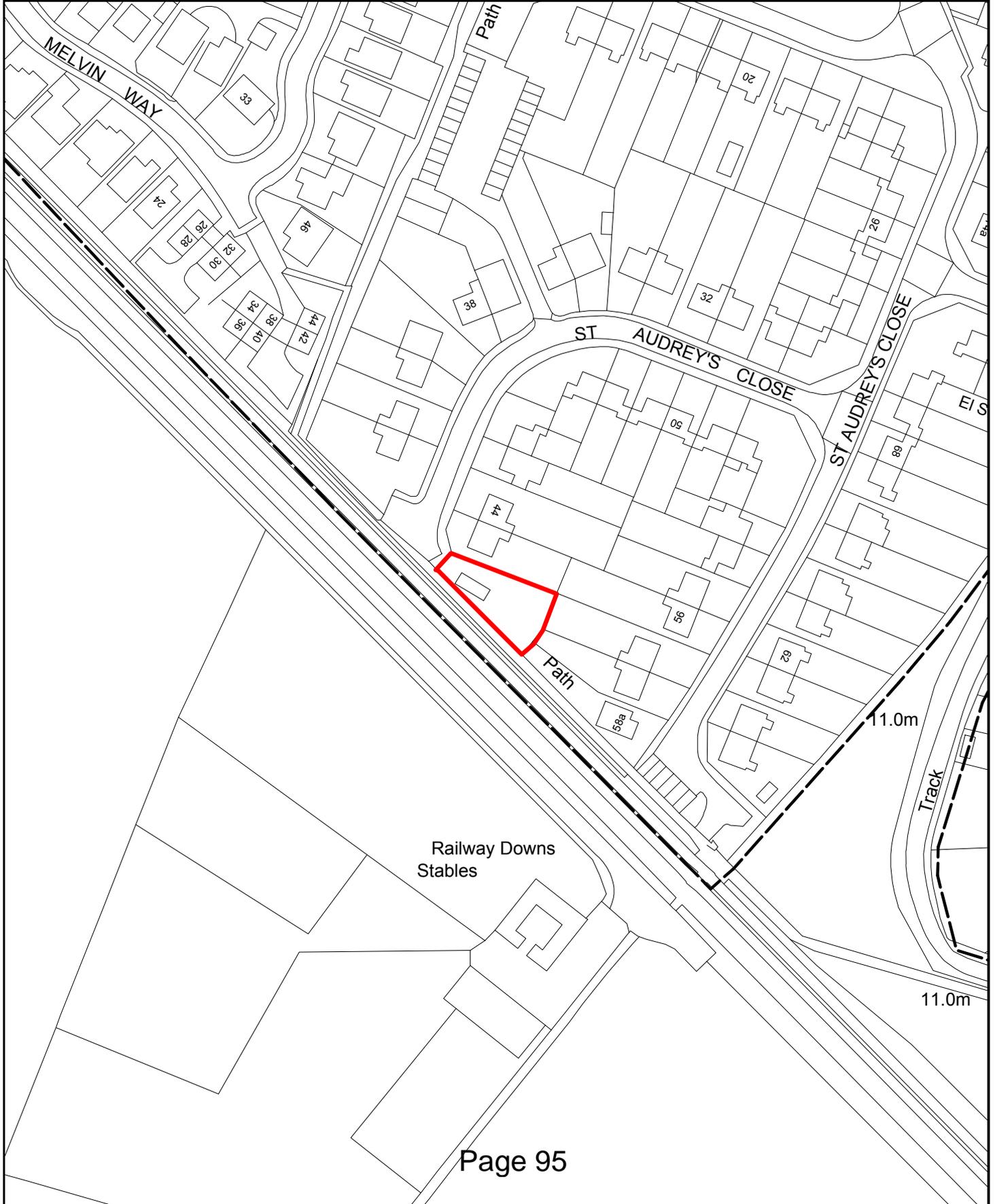
Time of plot: 12:47

Date of plot: 15/03/2018



South Cambridgeshire District Council

© Crown copyright [and database rights] (2015) OS (100022500)



This page is left blank intentionally.

Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 April 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number:	S/0549/18/FL
Parish:	Cambourne
Proposal:	Construct a storage area between the cycle shed and waste store
Site address:	South Cambridgeshire Hall, 6010, Cambourne Business Park, Cambourne
Applicant:	Michael Turner, South Cambridgeshire District Council
Recommendation:	Approval
Key material considerations:	Principle of development Visual impact upon the local area Loss of landscaping
Committee Site Visit:	N/A
Departure Application:	No
Presenting Officer:	Edward Durrant, Principal Planning Officer
Application brought to Committee because:	The applicant is South Cambridgeshire District Council
Date by which decision due:	09 April 2018

Executive Summary

1. This full application seeks permission to construct a storage area on a strip of landscaping between the existing cycle shed and waste storage building, both of which are located to the west of the Council's offices at Cambourne. The development would not result in the loss of any parking spaces but it would require the felling of a number of semi-mature trees that were planted as part of the landscaping for the site.
2. The application site is located within the development framework of Cambourne and the principle of the proposed development is acceptable. The visual impact of the new building would be in keeping with other ancillary structures to the west of the main building and is therefore not considered to have a detrimental impact upon the character of the building or an adverse visual impact upon the setting of the Business Park. The loss of landscaping to accommodate the new building is unfortunate but there is no statutory protection of these trees and the boundary landscaping of the site would not be impacted upon as a result of the development.

Planning History

3. S/0320/15/FL - The provision of new solar photovoltaic (PV) canopy system, amendments to car park layout to accommodate the system and 10 additional parking spaces. Upgrade to existing cycle storage facilities and provision of roof mounted solar photovoltaic (PV) systems to existing cycle and refuse ancillary buildings – Refused.

S/0951/08/F - Reconstruction of existing and construction of additional staff parking and associated landscaping works – South Cambridgeshire. Hall - Approved.

S/6147/02/RM - Council Offices, associated works and civic square - Approved

S/6136/01/O - Erection of three storey building for offices (B1 Use) or Council Offices for South Cambridgeshire District Council (Sui Generis Use)

National Guidance

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

Development Plan Policies

5. 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.
6. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
NE/6 Biodiversity
7. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD - Adopted March 2010
Biodiversity SPD – Adopted July 2009
8. **South Cambridgeshire Local Plan Submission - March 2014**
HQ/1 Design Principles
NH/4 Biodiversity

Consultations

9. **Cambourne Parish Council** – Recommends approval and has suggested that the store be constructed with a green roof.
10. **Trees and Landscape Officer** – Has no objection and has suggested that the green roof mentioned on the planning forms be conditioned in order to help mitigate the loss of the existing trees.
11. **Ecology Officer** – Has no objection and has requested that any consent be conditioned to ensure that a scheme of ecological enhancement is secured and requested an informative to inform the applicant that no vegetation should be cleared during the bird nesting season.

Representations

12. No third party representations have been received.

Site and Surroundings

13. To the west of the three storey office building known as South Cambridgeshire Hall, there are three, single storey, flat roof structures that serve as cycle sheds and general storage purposes. The central structure is a refuse store and serves as a gateway separating the main parking area from the strip of parking to the west of the staff entrance to the main building. The site edged red has been drawn around the strip of landscaping that sits between the northernmost cycle shed and the refuse store. To the east and west of the strip of landscaping there are parking spaces used by staff and members of the public visiting the site.
14. South Cambridgeshire Hall occupies the westernmost plot of Cambourne Business Park. The main building primarily accommodates District Council staff as well as officers from the County Council. To the west of the car park the boundary is well screened by semi-mature landscaping that was planted some fifteen years ago. To the north and south the landscaping is less dense and less mature as it was planted at the time the building was erected. The parcels of land to the north and south were identified as employment land under the original Cambourne masterplan, neither of which has as yet been developed.
15. The site is located within the development framework of Cambourne and in addition to the perimeter landscaping there are two strips of semi-mature landscaping between rows of parking spaces within the car park, and a further area of landscaping between the refuse store and the southern cycle shed that are to be retained. The car parking spaces to the east and west of the site will not be impacted upon as a result of the development, other than when it is being constructed.

Proposed Development

16. The application proposes to construct a new storage building that will be physically connected to the cycle shed and the refuse store. Although not shown on the plans the access to the new store would require a modification of the northern wall of the existing refuse store. Therefore, none of the adjacent car parking spaces would be lost in order to provide the permanent access to the new store.
17. The proposed elevations of the building would be timber clad in keeping with those of the adjacent refuse store. Although the plans detail a plywood deck with a single ply membrane the application forms say "*consider green roof*". This point has been picked up on by several of the consultees.

Planning Assessment

18. The key issues to consider in the determination of this application are the principle of development and whether there would be any detrimental impact to the visual appearance of the site resulting from the new building and associated loss of landscaping that would impact negatively upon the character and appearance of the Business Park.

Principle of Development

19. The use of the storage building would be ancillary to the use of the wider site. As such the principle of a development of this scale within the village framework of Cambourne

is acceptable.

20. The proposed storage building would help meet the storage needs of South Cambridgeshire Hall. This would allow existing space within the building to be used to accommodate staff, either employed directly by the Council or one of its partner organisations.

Design, Visual Impact and Loss of landscaping

21. South Cambridgeshire Hall is a contemporarily designed office building and the existing ancillary buildings are subservient in scale and design to it. The new building would follow the design cues of the existing buildings and the timber cladding would match that of the existing refuse store.
22. In 2015 an application was refused for photo-voltaic panels on the Council's car park due to the detrimental impact upon the character and appearance of the Business Park. This was primarily due to the loss of some of the perimeter landscaping to the south of the car park and the large area of trees within the car park itself. This proposal would also have resulted in the loss of the present landscaping within this site edged red. All of the landscaping that was proposed to have been lost would have been replaced with low level landscaping, which was supported by the Council's Trees and Landscape Officer.
23. Although this application would result in the loss of all of the semi-mature trees and associated landscaping within the sited edged red the perimeter landscaping would be retained. Therefore views of the wider site from the Business Park would remain largely unchanged and the reason for refusal of the 2015 application would not set a precedent for the determination of this application.
24. Notwithstanding the above, the development of the land would inevitably result in the loss of a number of semi-mature trees that could not be mitigated by replacement planting. Although the loss of any trees as a result of development is unfortunate there is no statutory protection for these trees. Therefore, they could be removed at any time. Both the Parish Council and the Trees and Landscape Officer have suggested that some mitigation be provided by a green roof. The applicant has indicated on the application forms that he would consider this. Although not detailed on the application drawings, it is considered appropriate to attach a condition requiring a scheme of ecological enhancement that would include the provision of a green roof.

Ecology

25. The existing trees have an ecological value but as discussed above there is no requirement for them to be retained. Moreover, they are an isolated area of landscaping that would not serve as an ecological corridor for land based species due to the hardstanding on all sides. The suggested green roof would go some way to mitigating the loss of habitat that would occur as a result of the development. The Ecology Officer has also suggested that bird boxes be attached to the new structure in accordance with details to be submitted for approval in writing to the Local Planning Authority.
26. The Ecology Officer has also requested that an informative be attached to any consent informing the applicant that no clearance of vegetation should take place during the bird nesting season.

Impact upon parking

27. The development itself would not impact upon the level of car parking but there would inevitably be disruption to the parking spaces in the immediate area whilst construction takes place.
28. It is worth noting that due to the present storage needs of the site the northern cycle shed is regularly used as an overflow storage area. As a result of this the number of cycle parking spaces provided for the site falls well below the levels that the Council would require new office developments to provide through the determination of planning applications. The provision of this storage area would therefore relieve some of the pressure on the cycle sheds allowing them to be used for their intended purpose.

Conclusion

29. Having considered the proposed development against the applicable national and local planning policies, and having taken all relevant material into account, it is recommended that planning permission should be granted in this instance.

Recommendation

30. Approval subject to:

Conditions and Informatives

31. Planning conditions and informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

Conditions

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: drawing numbers 1392-PL-002 Rev P1 and 1392-PL-008 Rev P1.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- 3) Prior to the commencement of the development a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. Notwithstanding the details contained in drawing 1392-PL-008 Rev P1 the scheme shall provide details of how the roof of the storage building shall be designed so that it enhances the biodiversity value of the building above the specifications shown in the submission drawings. The scheme shall also include measures such as bird boxes on appropriate elevations of the building. The development shall thereafter be constructed and maintained in accordance with the approved scheme.
(Reason – To ensure that the development mitigate the loss of the existing habitats in accordance with Policy NE/6 of the adopted Local Development

Framework 2007.)

Informative

- 1) The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage, or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

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/0549/18/FL

Report Author:

Edward Durrant
Telephone Number:

Principal Planning Officer
01954 713266



FOR INTERNAL USE ONLY

Scale - 1:2500

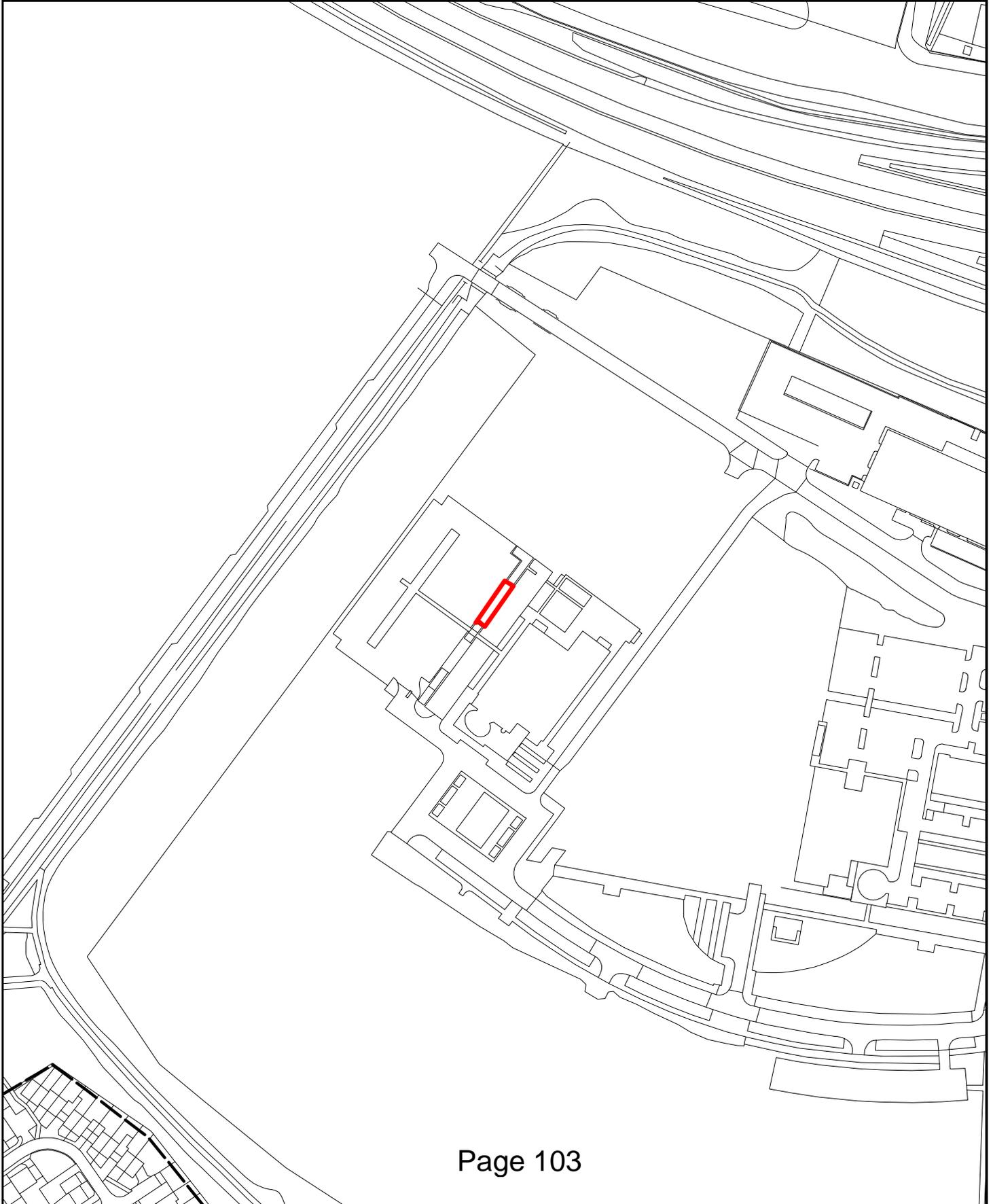
Time of plot: 12:25

Date of plot: 21/03/2018



**South
Cambridgeshire
District Council**

© Crown copyright [and database rights] (2015) OS (100022500)



This page is left blank intentionally.

Agenda Item 8



REPORT TO: Planning Committee

4 April 2018

LEAD OFFICER: Joint Director of Planning & Economic Development

Enforcement Report

Purpose

1. To inform Members about planning enforcement cases, as at 20 March 2018. Summaries of recent enforcement notices are also reported, for information.

Executive Summary

2. There are currently 94 active cases (Target is maximum 150 open cases, Stretch target 100 open cases).
3. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
4. Statistical data is contained in Appendices 1, and 2 to this report.

Updates to significant cases

5. Updates are as follows:

(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 has now taken place on the 26th July 2017. Following advice from Counsel additional preparation work required prior to the application for a High Court Injunction. Witness statements currently with Counsel, waiting further advice.

In addition to the above it was previously reported that the person involved in the above action appealed the planning decision (LDC) reference S/3569/16/LD in connection to a parcel of land known as unit C which is situated at Hill Trees and is currently covered by the existing High Court Injunction. Although the appeal was to be heard on the 5th December 2017 the appeal has now been withdrawn by the applicant. A claim for costs is currently in the process of being made.

Application Notice has been issued in this matter and that the Hearing application for the Injunction Order to prevent breaches of planning control was heard at the Royal Courts of Justice, Strand, London on the 5th March 2018 Mr Justice Edis after hearing the application approved the Injunction and that the unauthorised activity ceases no later than 3rd April 2018. The Injunction also covers the land at Little Abington. The defendant is to pay the claimants costs of £7000.00p

The defendant has made an application to extend the compliance period by four weeks. This is to be heard on Friday 23rd March 2018.

(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.

A compliance inspection carried out after the 31 July 2017 confirmed that 54% of the plots previously identified as being in breach of their planning permission in relation to planning conditions are now complying with them. Work is currently underway to identify the persons continuing to breach planning and to instigate prosecution proceedings against them. Investigation now complete and prosecution files relating to ten (10) plots, which are still in breach of the notice have been submitted to the council's legal team for summons. Cambridge Magistrates Court are now currently processing the application for Summons and should be heard by March 2018.

(c) **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, Further appeal submitted for non-determination of the planning application. The Hearing was heard on the 13th March 2018 and the Council is now waiting on the Inspectors decision.

(d) **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 commenced 11th December 2017 to 14th December with a further date on the 15th January 2018. The Inspector is now currently considering his decision and will publish in due course.

(e) **Landbeach – Overbrook Farm Nursery**

Without planning permission the erection of a two storey Prefabricated dwelling. The development is the erection of a new dwelling in the countryside. It is contrary to Policy DP7 of the South Cambridgeshire Local Development Framework Control Policies DPD 2007 and Policy DP3 of the South Cambridgeshire Local Development Framework Control Policies DPD 2007. The Appeal against the enforcement notice has now been withdrawn and compliance with the enforcement notice is 30th April 2018

(f) **Whaddon – 9A Bridge Street**

Without planning permission the erection of a six metre high pole for CCTV equipment. Enforcement Notice SCD-ENF-094/17/A was issued with a compliance date of 25th November 2017 to remove the pole and CCTV equipment. The notice has not been complied with and a file was submitted to the Councils Legal office to issue a Summons. The date of the summons was set for 10am 15th March 2018 however the accused did not attend and the Court issued a Warrant for his arrest. Case continues.

(g) **Wimpole – Land on the Westside 89 Cambridge Road**

Land cleared of trees and hard-core deposited on the land. Temporary stop notice issued on the advice of Legal Officer until enquiries had been completed. Planning application reference S/546/18 has been submitted however the application is yet to be validated. Monitoring continues

h) **Girton – 86 Cambridge Road**

Retrospective planning application S/2662/17/FL for the erection and installation of front entrance timber gates refused. Planning enforcement notice issued reference SCD-ENF 0466/17. During the course of the installation a significant TPO tree was severely damaged. Owner interviewed under caution - Prosecution file raised. Current listing for Cambridge Magistrates Court 22nd February 2018 cancelled due to owner being in Australia. Legal dealing. Planning Appeal submitted reference APP/W0530/D/17/3191399

Investigation summary

- 6 Enforcement Investigations for February 2018 reflect a 11.1% increase when compared to the same period in 2017. Fifty (50) cases in total for the current period versus forty five (45) cases in 2017

The number of cases investigated year to date December 2017 totals 602 which when compared to the same period in 2016 (565 cases) represents a 6.5% increase

A review of the 56 cases closed in February 2018 revealed that 24 cases were found not to be in breach of planning control, 9 complied, 8 were permitted development and 4 were not expedient to enforce. The remaining 11 cases were as a result of express consent already granted, consent on appeal and express consent granted – Time Limited and retrospective planning applications submitted..

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:

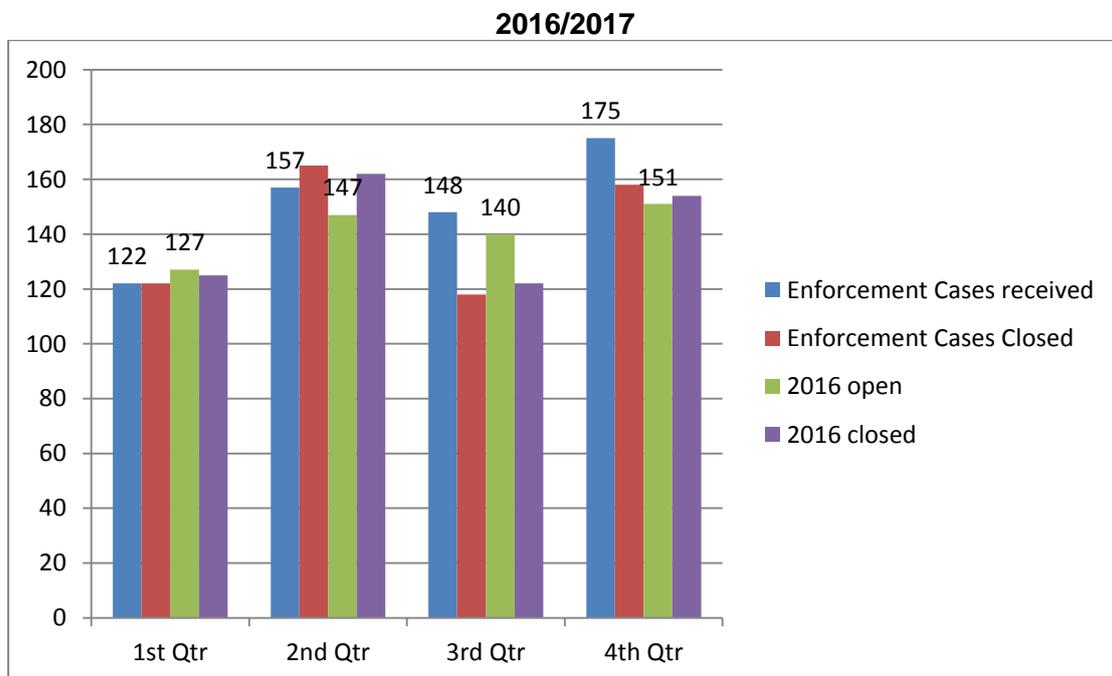
- **Appendices 1 and 2**

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

This page is left blank intentionally.

Enforcement Cases Received and Closed

Month – 2017	Received	Closed
January 2018	62	50
February 2018	50	56
March 2018	-	-
1 st Qtr. 2018	-	-
2 nd Qtr. 2018	-	-
3 rd Qtr. 2018	-	-
4 th Qtr. 2018	-	-
1 st Qtr. 2017	122	122
2 nd Qtr. 2017	157	165
3 rd Qtr. 2017	148	118
4 th Qtr. 2017	175	158
2017 – YTD	602	563
2016 - YTD	565	563
2015 -YTD	511	527
2014 -YTD	504	476



This page is left blank intentionally.

Notices Served and Issued

1. Notices Served

Type of Notice	Period	Calendar Year to date
	February 2018	2018
Enforcement	3	5
Stop Notice	0	0
Temporary Stop Notice	0	1
Breach of Condition	4	5
S215 – Amenity Notice	2	2
Planning Contravention Notice	1	1
Injunctions	0	0
High Hedge Remedial Notice	0	0

2. Notices served since the previous report

Ref. no.	Village	Address	Notice issued
SCDC-0003-18 Change of use of land to residential use	Papworth Everard	Crows Nest Farm Ermine Street	Enforcement Notice
SCD-ENF-024-18 Breach of conditions 2- Not as plans 3- Materials	Horseheath	Cardinals Farm, Cardinals Green	Breach of Condition Notice
SCD-ENF 078-18	Cottenham	220 High Street	S215 Amenity Notice
SCD-ENF 060-18	West Wrattling	73 High Street	S215 Amenity Notice
SCD-ENF 115-17 Replace hedging	Great Shelford	1A Granhams Road	Breach of Condition Notice
SCD-ENF-283-17A Change of Use – Green Belt land to Garden land	Histon	Land to North & West of 2 primes Corner	Enforcement Notice
SCD-ENF-069-18 Failure to remove mobile home – Date expired	Over	30 – 32 New Road	Breach of Condition Notice
SCD-ENF-0527-17 Change of use of	Fulbourn	Barnsbury House, Coxs Drove	Enforcement Notice

land from Agriculture land to residential land			
SCD-ENF-566-17 Visibility splays	Girton	17 – 19 Bandon Road	Breach of Condition Notice
PCN 01-18 Motor vehicle sales	Milton	353 The Rowans	Planning Contravention Notice

3. Case Information

Twenty nine of the fifty cases opened during February were closed within the same period which represents a 58.0% closure rate.

A breakdown of the cases investigated during February 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

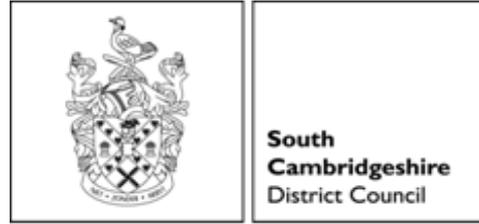
Medium Priority -Activities that cause harm (e.g. adverse affects on residential amenity and conservation areas, breaches of conditions)
Forty four (44) cases were investigated

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)
Three (3) cases were investigated

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

Adverts	x 00
Amenity	x 01
Breach of Condition	x 17
Breach of Planning Control	x 04
Built in Accordance	x 02
Change of Use	x 05
Conservation	x 01
High Hedge	x 00
Condition	x 00
Listed Building	x 02
Other	x 06
Unauthorised Development	x 09
Permitted Development	x 03
Monitoring	x 00
<u>Total Cases reported</u>	<u>50</u>

Agenda Item 9



REPORT TO: Planning Committee

4 April 2018

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 23rd March 2018 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

This page is left blank intentionally.

Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
S/1097/17/FL	Tamarind, 1 High Street, Teversham	Proposed development to the land rear of 1 High Street, Teversham to form new car park	Dismissed	26/2/18	Delegated Refusal
S/2000/17/FL	Adj to Rose Villa, Little Heath, Gamlingay	Single detached dwelling with garaging and parking/turning	Allowed	07/03/2018	Delegated Refusal
S/0850/17/OL	Land adj Middlefield, Bassingbourn Road, Litlington	Outline planning permission for the erection of one dwelling with all matters reserved	Dismissed	07/03/2018	Delegated Refusal
S/1707/17/FL	Land Adj Home Farm Cottage, Little Heath, Gamlingay	Erection of detached three bedroom dwellinghouse	Allowed	07/03/2018	Delegated Refusal
S/0361/17/OL	Land to the east of 49 Primrose Hill, Primrose Hill, Little Gransden	Outline planning permission for the construction of two dwellings, formation of access and driveways, ancillary development. with all other matters reserved.	Dismissed	09/03/2018	Delegated Refusal
S/0096/17/OL	Agricultural land north east of Back Road, Linton	Outline planning application for the erection of up to 95 dwellings with	Dismissed	14/03/2018	Delegated Refusal

Appendix 1

		public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Back Road. All matters reserved except for means of access.			
S/2553/16/OL (Linked to S/1969/15/OL)	Horseheath Road, Linton, Linton	Outline planning application with all matters reserved for up to 50 dwellings and allotments (not less than 0.45 hectares)	Allowed – Costs Refused	14/03/2018	Delegated Refusal

Appeals Received

Reference	Address	Details	Date Appeal lodged
S/3181/17/FL	The Willows, Huntingdon Road, Bar Hill, CB23 8EU	Proposed 2 one- bed flats and associated parking	27/02/2018
S/0682/17/OL	Land adjacent to Fairview, Royston Road, Litlington, Cambridgeshire	Outline planning permission for the erection of one dwelling with all matters reserved	02/02/2018
S/3286/17/FL	30 Butchers Hill, Ickleton, CB10 1SR	Demolition of redundant garage and replacement with two storey extension	05/02/2018
S/1465/17/OL	Land at West Fen Farm, West Fen Road, Willingham, Cambridge, CB24 5JA	Outline planning application for the erection of 2 self- building dwellings with all matters reserved	05/02/2018
S/4068/17/FL	8 , The Lawns Close, Melbourn, Royston, SG8 6DR	Loft conversion with rear dormer and three roof lights to the front elevation.	07/02/2018
S/4223/17/FL	Lazy Dayz Cafe, 113 Cambridge Road, Wimpole, Cambridgeshire, SG8 5QB	Change of use from a cafe to a 2 bed bungalow	20/02/2018
S/4188/17/OL	Lazy Dayz Cafe, 113 Cambridge Road, Wimpole, Cambridgeshire, SG8 5QB	Outline planning permission with all matters reserved for two dwellings	20/02/2018

Appendix 2

S/4005/17/FL	45, North Road, Great Abington, Cambridge, Cambridgeshire, CB21 6AS	Conversion of outbuilding to form annex to main house.	23/02/2018
S/3445/17/DC	45 North Road, Great Abington, Cambridge, Cambridgeshire, CB21 6AS	Discharge of conditions 3 (Materials) and 4 (finished floor levels) of planning permission S/2349/17/FL	23/02/2018
S/2515/16/FL	Land adjacent to Grove Farm, adjacent to Harlton Road and Church Street Haslingfield	Development of 7No. dwellings, new footpath and access off Church Street with 3No. dwellings to be Social Housing	07/03/2018
S/2937/16/FL	Land to rear of The Retreat, Fewes Lane, LONGSTANTON, CB24 3DP	Proposed erection of a 3-bedroomed bungalow with parking.	28/02/2018
S/2777/17/OL	Land at Royston Road, Whittlesford	Outline application for up to 20 dwellings with all matters reserved for subsequent approval	02/02/2018

Appendix 2

S/1524/17/OL	Holmcroft, Brook Road, Bassingbourn	Outline planning permission for a new dwelling house, removal of existing outbuildings and conversion of barn to new garage space.	05/12/2017
S/2844/14/FL	Sawston Joinery Ltd, London Road, Pampisford	Replacement Office and Workshop following demolition of existing	09/03/2018
S/4592/17/FL	Barn at West Wickham Road, Balsham	Erection of dwelling	15/03/2018
S/1935/17/FL	The Piggery, Haden Way, Willingham, CB24 5HB	Proposed Bungalow to replace the piggery	22/03/2018

This page is left blank intentionally.

Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- **Local Inquiries**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/3293/16/LD	Mr J Hart	Appleacre Caravan Park, London Road, Fowlmere	Planning Decision	26/04/2018
S/1385/17/VC	Mr J Hart	1 Appleacre Park, London Road, Fowlmere	Planning Decision	26/04/2018

- **Informal Hearings**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/2341/17/FL	Mr & Mrs Corney	16 Mill Road, Over	Planning Decision	TBC
ENF/0410/17	Alison Hutchison	3 Laxton Avenue, Hardwick	Enforcement Notice	TBC
S/1059/17/FL	Burling Brothers Limited	Land adjacent to 79 Willingham Road, Over	Planning Decision	TBC
S/3234/16/FL	Mrs Nicola Walker	3 Laxton Avenue, Hardwick	Planning Decision	TBC
S/2647/15/OL	Carter Jonas	Land to the East of Old Pinewood Way and Ridgeway Papworth	Planning Decision	TBC
ENF/0483/16	Ms Julie Lee	Overbrook Farm Nursery, Green End Landbeach	Enforcement Notice	10/07/2018

This page is left blank intentionally.