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2 April 2019

To: Chairman – Councillor John Batchelor
Vice-Chairman – Councillor Pippa Heylings
All Members of the Planning Committee - Councillors Dr. Martin Cahn,
Peter Fane, Anna Bradnam (substitute for Bill Handley), Brian Milnes,
Judith Rippeth, Deborah Roberts, Peter Topping, Heather Williams and
Nick Wright

Quorum: 3

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 10 APRIL 2019 at 10.00 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

Mike Hill

Interim Chief Executive

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AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

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

PROCEDURAL ITEMS

1. Apologies

Apologies have been received from Councillor Bill Handley. To receive apologies for absence from other 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. Recorded voting

4. Minutes of Previous Meeting

1 - 4

To authorise the Chairman to sign the Minutes of the meeting held on 13 March 2019 as a correct record.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

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

5. S/2487/18/RM - Linton (Land to the North and South of Bartlow Road)

5 - 80

Approval of the matters reserved for the layout of the site, the scale and appearance of buildings, the means of access and landscaping following outline planning permission S/1963/15/OL for up to 55 dwellings with landscape buffer and new vehicular access.

6. S/4747/18/OL - Cottenham (Elm Tree Farm, Hay Lane)

81 - 116

Outline application with some matters reserved except for Access, Appearance, Layout and Scale (Resubmission of S/1254/18/OL) for the demolition of existing building on site and erection of replacement Office, Workshop and Security Kiosk

7. S/3729/18/FL - Babraham (Site H/1:b - Land North of Babraham Road)

117 - 208

Full planning application for the erection of 158 residential units and associated access points, landscaping and infrastructure

8. S/4099/17/OL - Agritech

209 - 262

Outline application for AgriTech technology park (all matters reserved), land to the east of the A1301, south of the A505 near Hinxton and west of the A1301 north of the A505 near Whittlesford.

9.	Cambridge Water Recycling Centre - Odour Assessment	263 - 328
	MONITORING REPORTS	
10.	Enforcement Report	329 - 338
11.	Appeals against Planning Decisions and Enforcement Action	339 - 346

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

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- **Do not** re-enter the building until the officer in charge or the fire brigade confirms that it is safe to do so.

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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.

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EXCLUSION OF PRESS AND PUBLIC

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

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

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

Notes

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

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Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 13 March 2019 at 9.30 a.m.

PRESENT: Councillor John Batchelor – Chairman
Councillor Pippa Heylings – Vice-Chairman

Councillors: Dr. Martin Cahn Peter Fane
Bill Handley Brian Milnes
Judith Rippeth Deborah Roberts
Peter Topping Heather Williams
Nick Wright

Officers in attendance for all or part of the meeting:

Patrick Adams (Senior Democratic Services Officer), Julie Ayre (Planning Team Leader (East)), David Ousby (Delivery & Innovations Manager), Eileen Paterson (Planning Delivery Manager), Richard Pitt (Principal Planning Lawyer), Stephen Reid (Senior Planning Lawyer) and Charles Swain (Principal Planning Enforcement Officer)

Councillors Jose Hales and Dr. Ian Sollom were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

None.

3. RECORDED VOTING

The Committee unanimously agreed that all substantive votes at the current Planning Committee meeting should be recorded by name and / or number and name.

4. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 13 February 2019, subject to the following amendments:

- At the end of minute 6 the Councillor's name be corrected to Brian Milnes.
- The time in condition 1. be amended to 09.30am.

5. S/2626/18/FL - COMBERTON (64 BARTON ROAD)

Ted Halford (objector), Mark Arnold, Sally Arnold and Chris Sale (applicants) and Councillor Ian Sollom (a local member, who also read out a statement on behalf of the parish council) addressed the meeting.

The Senior Planning Lawyer advised that Councillor Martin Cahn should not vote on this planning application as he had not been present for the entire debate. Councillor Cahn did not vote. Councillor Peter Topping was also not present for the entire debate and did not vote. Councillor Brian Milnes left the Chamber during the debate and also did not vote.

Concern was expressed at the proximity of a badger sett. To comply with the Protection of Badgers Act 1992 the Committee agreed that the wording of the third sentence of condition 4 should be amended to read: "Thereafter no development shall be carried out other than in accordance with the approved details."

The Committee noted that paragraph 196 of the National Planning Policy Framework (NPPF) stated that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

With seven votes against, none in favour and one abstention the Committee **REFUSED** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Those members voting agreed the reasons for refusal were:

- the harm to the designated heritage asset outweighed the public benefits of the proposal, as laid out in paragraphs 193 and 196 of the NPPF;
- the guidance in the HQ/1 Design Principles laid out in the Local Plan;
- the guidance in NH/11 Protected Village Amenity Areas laid out in the Local Plan.

Councillors John Batchelor, Peter Fane, Bill Handley, Pippa Heylings, Judith Rippeth, Deborah Roberts and Heather Williams voted against the application, whilst Councillor Nick Wright abstained.

6. **S/2424/18/FL - MELBOURN (36 NEW ROAD)**

Mr Lawrence (Objector), Ben Thomas (Applicant), Councillor John Travis (Melbourn Parish Council) and Councillor Jose Hales (a local Member) addressed the meeting.

Councillor Jose Hales suggested that, as the foul water drainage system was already at capacity and it was unclear how Anglia Water could meet the demand created by this new development, a condition should be included to prevent the homes from this development from being occupied until this matter was resolved. A vote was taken and with eight votes in favour, none against and three abstentions the Committee agreed to add the following condition: "No dwelling unit shall be occupied until a scheme for the improvement of foul sewage capacity in the existing sewage system has been submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details."

Members of the Committee expressed concern that the proposed development would only deliver 4 affordable homes, which was 18% of the development when a development of this size should consist of at least 40% affordable homes, according to the Council's guidance. It was noted that the report recommended an independent viability assessment.

Following a short recess, the Chairman of the Planning Committee reported that the application had been withdrawn from the current agenda to allow more time for consideration to be given to the concerns expressed by the Committee regarding the provision of affordable housing and other matters.

7. **ENFORCEMENT REPORT**

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

The Principal Planning Lawyer updated the Committee on the current situation at Smithy Fen in Cottenham. He promised to keep the Committee informed of all future

developments.

**8. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION -
WITHDRAWN FROM THE AGENDA**

This item had been removed from the agenda.

The Meeting ended at 12.35 p.m.

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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 April 2019

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/2487/18/RM

Parish(es): Linton

Proposal: Approval of the matters reserved for the layout of the site, the scale and appearance of buildings, the means of access and landscaping following outline planning permission S/1963/15/OL for up to 55 dwellings with landscape buffer and new vehicular access.

Site address: Land to the North and South of Bartlow Road

Applicant(s): Abbey Developments Ltd.

Recommendation: Delegated Approval

Key material considerations: Affordable Housing
Market Housing Mix
Character and Appearance of the Area
Design Considerations
Ecology
Trees and Landscaping
Highway Safety
Flood Risk
Archaeology
Neighbour Amenities
Heritage Assets

Committee Site Visit: 9 April 2019

Departure Application: No

Presenting Officer: Karen Pell-Coggins, Senior Planning Officer

Application brought to Committee because: The officer recommendation of approval conflicts with the recommendation of Linton Parish Council and the Local Member has requested that the application is considered by committee as it is of local interest.

Date by which decision due: 12 April 2019 (Extension of Time requested)

Executive Summary

1. This application seeks reserved matters approval for the layout of the site, the scale and appearance of buildings, the means of access and landscaping following the principle of residential development of the site for up to 55 dwellings being established under outline planning consent S/1963/15/OL.

2. Whilst the concerns of the Parish Council and local residents are acknowledged in relation to the location and scale of the development, distance to services, flood risk, highway safety, ecology, heritage assets and the impact upon the character and appearance of the area amongst other issues, no objections have been received from statutory consultees in relation to these matters. The principle of development on this site has already been established and cannot be revisited. The majority of these matters were considered at outline stage and no adverse impacts were identified that could not be controlled or mitigated by way of conditions.
3. The reserved matters details for appearance, layout and scale of the development and the means of access are considered acceptable by officers and the application is therefore recommended for approval subject to conditions including further details of landscaping.

Planning History

4. ***Site***

S/1963/15/OL - Residential development for up to 55 dwellings with landscape buffer and new vehicular accesses from Bartlow Road - Approved

5. ***Horseheath Road***

S/2553/16/OL- Outline planning application with all matters reserved for up to 50 dwellings and allotments (not less than 0.45 hectares) - Appeal Allowed

Environmental Impact Assessment

6. The outline application for the site was screened and an Environmental Impact assessment was not deemed to be required. The current application has been screened and the development would not exceed the thresholds set out under Schedule 2 Section 10b Urban Development Projects of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in that it would be less than 150 dwellings and the site area would be less than 5 hectares.

National Guidance

7. National Planning Policy Framework 2019
National Planning Practice Guidance

Development Plan Policies

8. **South Cambridgeshire Local Plan 2018**
S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/7 Development Frameworks
S/9 Minor Rural Centres
HQ/1 Design Principles
H/8 Housing Density
H/9 Housing Mix
H/10 Affordable Housing
H/12 Residential Space Standards
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land

NH/4 Biodiversity
NH/14 Heritage Assets
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/9 Managing Flood Risk
SC/6 Indoor Community Facilities
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
SC/12 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

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

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

Consultation

10. **Linton Parish Council** – Recommends refusal, as amended. The key areas of concern are as summarised follows: -
- i) Principle of development of the site. Now that the Council has a 5 year land supply the application needs to be reviewed as locally significant and material planning issues were not taken into account when the decision was made, the site was rejected in the SHLAA, the village is a Minor Rural Centre and the limit of the number of new dwellings is 30, the site is a significant distance from services and facilities and infrastructure is at capacity.
 - ii) Flood risk from the river and surface water.
 - iii) Harm to ecological features such as the County Wildlife Site and protected species.
 - iv) Adverse impact upon landscape of local value.
 - v) The design and mix of housing in relation to the character, setting and needs of the village i.e. no bungalows.
 - vi) The scale, height and bulk of the development and its dominance on the landscape, skyline and setting of the village and impact on the street scene in Bartlow Road.
 - vii) Highway safety as one of the main routes into Linton has not been evaluated.
 - viii) Noise impact from the road.
 - ix) Impact upon heritage assets in terms of archaeology, setting of listed buildings the conservation area.
 - x) Lack of consultation with the village.
- Please see Appendix 1 for a full copy of the parish council's latest comments.
11. **Landscape Design Officer** – Has no objections, as amended subject to a landscaping condition to address some minor concerns. Some issues have been resolved, but others remain unresolved from previous comments.

Sheet 1

As noted previously the frontage to the car park between plots 8-9 and 13 should be planted to reduce the impact on the street scene. Planting should be positioned so

that car doors can open. Suggest the small grass area south of plot 7 rear garden is also planted.

Sheet 2

It is welcome that the path in the green link has been amended to reduce gradients, but the curves are too tight – a balance is needed between achieving the 1:20 gradient and a reasonable route for the path.

Sheet 3

Structure planting is too close to the orchard. Planting should be easement amended so that so the orchard has enough space.

The orchard trees are too close together. Trees should be on (mostly) semi-vigorous (MM106) root stocks and planted approximately 6 meters apart.

The orchard trees will require suitable pollinators to produce a crop –Lord Burghley will require a late pollinator eg 'Cottenham Seedling'.

The Acer campestre trees on the north west boundaries are too regimented – vary the spacing for a more informal character.

Sheet 4

Amend the hedge line at the front of plot 30 so that it does not visually and physically impact on the footpath.

The pumping station has no screen planting, and is highly visible in the landscape and is likely to dominate the open space.

Suggest that the area of structure planting on the riverside south of plots 17-18 is removed to give some views and access to the river, and that this planting is re-located to provide a screen around the pumping station.

12. **Trees Officer** – Has no objections, as amended. Requires conditions in relation to hard and soft landscaping including existing trees on the site and their method of protection during the course of the development together with implementation of the landscaping scheme with the works along the north eastern, south eastern and south western boundaries hatched green carried out prior to the commencement of construction of the dwellings and the remainder of the landscaping carried out prior to occupation of the dwellings.
13. **Urban Design Officer** – Has no objections as amended. Requests further information is needed in terms of the street elevations to aid officers to review these proposals. If possible, the applicant is encouraged to introduce some minor changes as it would help further enhance the appearance of the dwellings and the private driveways.

The applicant has submitted further drawings including 'Layout at GF level' (ref 1552-101 rev K). The applicant proposes new house designs for plots 48 and 55 on the north parcel; a redesigned house type for P3 at plot 5 which has been reduced in height from 3 to 2.5 storeys; redesigned house type FOG 1 at plots 20 and 43; the group of plots 13-16 have been reconfigured to replace the 5-bedroom CL5 house type at plot 16 with a 2-bedroom C2 house type and garages for plots 15 to 16 relocated to the side of plot 16 and the pumping station relocated slightly further north;

the private road and pathway south of plots 17 to 19 has been reconfigured; an amended rear garden layout for plots 37-38 indicating a sub-division of this rear garden and revised positioning of the entrance to the front parking court.

Plots 48 and 55

The applicant proposes new house designs for plots 48 (FARMSTEAD 1) and 55 (FARMSTEAD 2) at the entrance to the north parcel to replace house type K3 which was proposed for both plots in the previous iteration of the site layout.

For plot 48, new house type FARMSTEAD 1, which is a 3-bedroom house, is proposed featuring a top half of black timber boarding for the elevations, a lower half of buff brick for the elevations and a chimney and officers accept this amendment to reflect the farmstead / courtyard arrangement of buildings in the north parcel, as indicated in street elevations drawing (ref. P-1552-104D).

A carport has been added to the side of the dwelling (instead of a single garage) at plot 48. A very long parking driveway running to the site boundary is proposed. This has meant a reduction in the size of the rear garden for plot 48 and created a large area of driveway. Officers preferred the single garage and larger rear garden in the previous iteration of the layout for providing more rear garden amenity space for new residents and would recommend that this is reconsidered.

The front elevation of the dwelling now faces the proposed street as opposed to Bartlow Road in the previous layout. The left side elevation now faces Bartlow Road. Although this side elevation contains four windows, it is providing a less active frontage to Bartlow Road. Officers preferred the front elevation facing Bartlow Road for providing a frontage for the larger road (Bartlow Road) and would advise that this is orientation reconsidered.

For plot 55, new house type FARMSTEAD 2 is proposed which is a 3-bedroom house which is larger than the replaced house type K3. Black timber boarding is proposed for all the elevations. Officers accept this amendment to reflect the farmstead / courtyard arrangement of buildings in the north parcel, as indicated in street elevations drawing (ref. P-1552-104D).

The front elevation of the dwelling now faces Bartlow Road as opposed to the proposed new street in the previous layout. Officers support reorienting the dwelling to provide a frontage to Bartlow Road but the left elevation (facing the new street) only contains two windows across a very long side elevation facing the new proposed street. Officers recommend that further windows and architectural features are added to this side elevation to provide a more active frontage at the entrance to the street. A longer parking drive has been proposed to the side of the garage for plot 55 at the expense of some rear garden space at plot 54. Officers preferred the previous iteration of the layout for providing more rear garden amenity space for new residents at plot 54 for new residents and would recommend that this is reconsidered. The street elevations drawing (ref. P-1552-104D) for the north parcel does not provide a street scene for the west side of the new street in the north land parcel and officers recommend that this is provided to aid officers' assessment of this street frontage.

Plot 5

A redesigned house type for P3 at plot 5 which has been reduced in height from 3 to 2.5 storeys. Compared to the previous house type P2, the front gable is now black timber and a single window instead of 2 for the top storey on the front and left

elevations. Officers would still prefer this dwelling to be 3 storeys but do not object to the amended appearance of the elevations.

Plots 20 and 43

For the FOG1 house type, the drive through area has been widened to 5m at the expense of a carport and officers would accept this amendment to the appearance of the front elevation of these housing units.

Plots 13 to 16

The group of plots 13-16 have been reconfigured to replace the 5-bedroom CL5 house type at plot 16 with a 2-bedroom C2 house type and garages for plots 15 to 16 relocated to the side of plot 16. Officers have previously accepted the appearance of the C2 house type and accept the relocation for garages 15 to 16. The street elevations drawing (ref. P-1552-105C) for the south parcel does not provide a street scene for the west side of the new street looking towards plots 13 to 16 and so officers request that this is provided to aid assessment of the appearance of this row of 4 houses which are the same house type and may look rather monotonous.

Plots 17 to 19

Officers had previously considered that there is an awkward transition between the shared surface street (in the south west area of the site) and the street in front of plots 17 to 19 and that it would look better if the shared surface street was extended to include the front of plots 17 to 19. The private road in front of plots 17 to 19 has been straightened but the applicant has not taken officer's advice to extend the shared surface street in front of plots 17 to 19. Officers do not object to this but recommend that this is reconsidered.

Plots 37 and 38

For the maisonettes, officers welcome the revised site layout drawing which indicates a rear garden for plots 37 and 38 with a subdivision to separate the rear garden space between the two housing units. Officers welcome this for providing sufficient private garden space for the amenity of the new residents.

14. **Ecology Officer** – Has no objections, as amended. The additional information submitted does not significantly affect the ecological constraints identified on the site. Nor does it impact upon the ecological enhancements that have been agreed in principle. The amendments have provided 28 bat and bird nesting/roosting boxes across the site and removed silver birch from the planting schedule. The previous concerns have been adequately addressed.
15. **Historic Buildings Officer** – Has no objections, as amended.
16. **Environmental Health Officer** – Has no objections, as amended. Comments that controls on construction noise, dust, building site activities including working and delivery times are contained in Conditions 12, 14, 15 and 18 of the outline permission S/1963/15/OL and should carry through. Therefore, no new conditions are necessary. However, due to the potential for significant impacts to arise from the use of piling, a condition is recommended. Condition 20 of S/1963/15/OL is concerned with lighting and should carry through. Therefore no new conditions are needed
- 17.

18.

Contaminated Land Officer – Comments that reference should be made to the comments in relation to the outline application S/1963/15/OL where a condition was required in relation to an investigation into contamination. This application does not appear to specifically relate to contaminated land and no conditions are required. Requests an informative with regards to any contamination found during works that has not been previously identified and remediation of that contamination.

Affordable Housing Officer – Supports the application, as amended. Has the following comments: -

Policy H/10 of the Local Plan applies which states that ‘All developments which increase the net number of homes on a site by 10 or more dwellings, should provide 40% of the homes on the site for affordable housing’.

Therefore, for this development of 55 dwellings, 22 should be provided for affordable housing.

Tenure split - The district wide tenure split in the ‘Affordable Housing SPD 2010’ is 70% rented and 30% Shared Ownership housing.

Housing Need - Currently there are approximately 2,000 applicants on the housing register in South Cambs, who are in need of good quality affordable rented housing. The biggest demand for affordable rented accommodation is for 1 and 2 bedroom accommodation.

The local need in Linton is set out below.

Specific Village Local Connection	Bedroom Requirements for applicants aged under 60				Bedroom Requirements for applicants aged 60+			Total
	1 Bed	2 Bed	3 Bed	4+ Bed	1 Bed	2 Bed	3 Bed	
Linton	30	23	6	4	16	2	0	81

Also, there, are more than 700 applicants who are registered on the ‘Help to Buy’ register in South Cambs, who, require shared ownership housing, the biggest demand for this tenure of housing are 2 and 3 bedroom properties.

The proposed mix as set out below is acceptable.

Affordable rent

Intermediate

5 x one bed

0 x one bed

8 x two bed

4 x two bed

2 x three bed

3 x three bed

Total 15

Total 7

Housing Design & Space Standards - The design and space standards for the

affordable housing should comply with Policy H/12 of the Adopted Local Plan 2018.

Accessible & Adaptable Homes - Policy H/9, of the adopted Local Plan states that '5% of homes in a development should be built to accessible and adaptable dwellings, M4 (2) standard.

Registered Providers - The developer should engage with a registered provider who operates in South Cambs. to ensure that the affordable housing is delivered.

Allocation of the Affordable Housing - The first 8 dwellings will be allocated in accordance with local needs with the remaining 16 allocated 50% in accordance with local needs and 50% districtwide.

19.

Sustainability Officer – Comments that the Design and Access Statement suggests a number of measures to be included in the development including enhanced insulation specification, dwelling air leakage rate of 5.01, high performance thermal bridging, solar voltaic panels to provide 20% of the total energy requires from renewable sources, modern meters with energy display devices, majority of building materials to achieve a Green Guide rating of A or A+, majority of building elements will be sourced from suppliers holding BES 6001 certification, all boilers high efficiency condensing boilers and Home User Guides for all occupants. The applicant states that solar Photovoltaic cells will be used to provide 20% of the total energy required from renewable sources.

Local Plan Policy CC/3 which requires a 10% carbon emissions reduction, above the requirements of basic building regulations Part L compliance. Unsure if any energy/carbon related conditions have been placed on this application to date but recommends a condition to ensure compliance.

20.

Local Highway Authority – Comments are awaited and will be set out in an update report.

21.

Cambridgeshire County Council Historic Environment Team – The excavation, or fieldwork phase, of the archaeological programme of investigation has been concluded at this site.

No work was recommended for the northern field as here the evaluation yielded no/low significance archaeological evidence. Excavations in the south field began in October 2018 finding multi-period occupation evidence, including the uncommon discovery of Mesolithic river cobble exploitation and flint knapping debris from tool production, Saxon settlement remains and the Medieval spur road off Bartlow Road that headed towards Barham Hall. This shows as a route still open in 1799 on the local tithe map and probably fell out of use during enclosure in the 19th century. Quarrying activity also occurred at the site in different periods.

A successful open day allowing public access to the site and to learn about the archaeology took place in October, attracting 300 people.

The archaeological programme will continue and progress work to assess the finds and information recorded during the excavation, presenting this work in a Post-Excavation Assessment report that will be supplemented with an Updated Project Design. This process is also a cost-refinement stage and determines the evidence that merits continued analysis and publication. The archaeological condition should remain in place to allow this second part of the programme to occur.

On archaeological grounds, there is no objection to the commencement of construction as the excavation work has now been signed off.

22.

Cambridgeshire County Council Flood and Water Team – Has no objections, as amended. The applicant's drainage consultant has confirmed that the detail of the highway soakaways will be worked up with the Highways Authority to reach agreement on an appropriate design under a Section 38 agreement. Further infiltration testing will take place in the location of the proposed soakaways and this can be secured by way of a condition. They have also confirmed what the hatching represents on the plan and we accept this. It should be noted that the applicant is still to discharge Condition 10 which requires the detailed design of the surface water system to be approved.

23.

Environment Agency – Has no objections, as amended. We are able to recommend discharge (or preclusion) of the relevant surface water drainage condition. Welcomes the surface water drainage statement submitted with the application. Supports the scheme as there is multiple stages of treatment applied to discharge from roads and driveways. This level of treatment will mitigate risks to controlled waters, specifically ground water within the Source Protection Zone 2.

24.

Anglian Water – No comments received.

25.

Section 106 Officer – Comments that the size of the Local Equipped Area of Play and nine pieces of equipment is acceptable. However, recommends that the log train and the twister unit (five bar climbing frame) swap positions to provide two distinct areas to include three pieces of equipment and features to the south of the site for younger children and five pieces of equipment (the majority of which area an adventure trail) for older children. Recommends a condition to agree the final layout.

Representations

Local Residents

26. Approximately 30 letters of representation have been received in relation to the application that raise the following concerns: -

- i) Outside village framework.
- ii) Overlooking and loss of privacy, overshadowing, noise and disturbance, light and air pollution.
- iii) Highway safety due to amount of traffic, number of accesses, visibility on to Bartlow Road, on-street parking and congestion.
- iv) Flood risk.
- v) Development on northern parcel out of keeping with village and neighbours, entrance to village and street scene important,
- vi) Three storey dwellings not appropriate.
- vii) The design may not reflect Linton architecture, materials dark in colour, no boundary treatment information.
- viii) Construction traffic impact and time of construction.
- ix) Impact upon schools, doctors and other local services.
- x) Lack of sewerage capacity and pressure on water supply.
- xi) Security.

27. One representation notes the good tree belt and supports native planting.

Site and Surroundings

28. The site is located outside of the Linton village framework and in the countryside. It is situated to the east of the village and comprises land to the north and south of Bartlow Road. It measures approximately 3.5 hectares in area. The land rises to the north.
29. The land to the north of Bartlow Road comprises open grassland. There are hedges along the majority of the northern boundary and western boundaries. The eastern boundary is open. The southern boundary has a number of young trees. Open agricultural land lies to the north and south. Open grassland, a hedge and public footpath lie to the east. A residential development (The Ridgeway) lies to the west.
30. The land to the south of Bartlow Road comprises open arable land and a water meadow. There are hedges along the northern and western boundary of the site. The eastern boundary is open. The A1307 runs along an embankment on the south eastern boundary of the site. The River Granta is a County Wildlife Site that runs within a valley to the south west. Residential developments lie to the north (Bartlow Road) and west (Finchams Close). Open land lies to the east and south beyond the A1307.
31. The site is situated within the East Anglian Chalk Landscape Character Area on grade 3 (good to moderate) agricultural land. The site lies mainly within Flood Zone 1 (low risk) but the part to the far south lies within Flood Zones 2 and 3 (medium and high risk).
32. The Linton conservation area lies approximately 420 metres to the west. The nearest listed buildings are the grade II* Barham Hall that is 350 metres to the south east and grade II Tower Mill that is 360 metres to the south west.

Proposal

33. The proposal, as amended, seeks reserved matters consent to include access, layout, scale, appearance and landscaping for a residential development of 55 dwellings. The site includes land to the north and south of Bartlow Road. 8 dwellings would be provided on the northern site and 47 dwellings would be provided on the southern site.
34. There would be one main access point to the north site from Bartlow Road and one main access point to the south site from Bartlow Road. A number of single and shared private driveways would also provide access on to Bartlow Road to the south site. A green link with footway would be provided to the south site from Bartlow Road.
35. The site would comprise areas of public open space that would include a Local Area of Play (LAP) on the north site and a Local Equipped Area of Play (LEAP) and informal open space on the south site. Structural planting is proposed along the site boundaries along with landscaping on the public open spaces and within the development.
36. 22 dwellings would be affordable (40%) and 33 dwellings would be available for sale on the open market. The affordable dwellings comprise one, two and three bed units and the market dwellings comprise two, three and four/five bed units.
37. The dwellings would be detached, semi-detached and small terraces. They would be mainly two storeys to two and a half storeys in height with one three storey building to mark the entrance. There would be a range of 11 different designs of dwellings. The materials would include red and buff bricks, render and boarding for the walls and

grey and red tiles for the roofs.

38. Vehicle parking would be within garages, carports, private drives and parking courts. 49 of the dwellings would have at least two vehicle parking spaces and 6 smaller units would have at least one vehicle parking space. Two visitor spaces would be provided close to some of the areas that have one parking space. Cycle parking would be provided within sheds in some rear gardens and garages/carports.

Planning Assessment

39. The principle of residential development of up to 55 dwellings along with the means of access to the site was established on this site under outline planning consent S/1963/15/OL. The approved plans included drawing numbers B.12,870a (location plan showing red and blue lines) , UDS32001-500-2000-1402 (parameter plan) and 101 Revision A (access plan).
40. The key issues to consider in the determination of this application relate to density, affordable housing, housing mix and the impacts of the development upon the character and appearance of the area, heritage assets, flood risk, highway safety, neighbour amenity, biodiversity, trees and landscaping.

Housing Density

41. The overall site measures approximately 3.5 hectares in area. The northern site area measures 0.617 of a hectare in gross area that includes 0.069 of a hectare of open space and excludes the landscape buffer. The density on this site would be approximately 15 dwellings per hectare. The southern site area measures 2.354 hectares in gross area that includes 0.702 of a hectare of open space and excludes the landscape buffer. The density on this site would be approximately 28 dwellings per hectare.

42. The densities of development on both sites would be below the requirement an average of 30 dwellings per hectare. However, the density has already been accepted through the outline planning permission and is thus considered acceptable given the sensitive position of the sites on the edge of the village.

43. The proposal would therefore comply with Policy H/8 of the Local Plan.

Affordable Housing

44. 22 of the 55 dwellings would be affordable to meet the local needs (40%). This was secured within the Section 106 agreement as part of the outline planning consent.
45. The proposed mix would comprise 5 x one bed units, 12 x two bed units and 5 x three bed units. 15 dwellings would be affordable rented (68%) and 7 dwellings would be intermediate (32%). The dwelling size mix and tenure mix is considered acceptable and would accord with local needs within Linton and across the district.
46. The dwellings would mainly be clustered in small groups (max. of 10 dwellings) centrally and to the west of the site to ensure that the development on the edge of the site remains low density in character.
47. All of the units would accord with the required residential space standards of 58 square metres for one bedroom two person properties, 79 square metres for two bedroom four person properties and 93 square metres for three bedroom five person properties.

48. A condition was not required at the time of the outline consent to ensure that 5% of the dwellings are constructed in accordance with M4 building regulations accessible and adaptable dwelling standards and cannot now be applied. However, it is likely that at least 5% of the development (3 dwellings) would meet these standards.

49. The proposal would therefore comply with Policy H/10 of the Local Plan.

Market Housing Mix

50. 33 dwellings would be for sale on the open market. The market housing mix proposed is 11 x two bed units (33.3%), 10 x three bed units (30.3%) and 12 x four/five bed units (36.3%).

51. This would provide a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community including families with children, older people and people with disabilities. The market homes in developments of 10 or more homes will consist of at least 30% 1 or 2 bedroom homes; at least 30% 3 bedroom homes; and at least 30% 4 or more bedroom homes; with a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.

52. Whilst it is noted that the scheme does not specifically include bungalows, there is not a requirement for this specific type of housing to be provided on the site. Limited weight can be attached to the emerging Neighbourhood Plan for the village as it is still at the early stage of the process and has not been subject to public consultation.

53. The proposal would therefore comply with Policy H/9 of the Local Plan.

Residential Space Standards

54. Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document. The standard requires that:

- a. The dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 8;
- b. A dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- c. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide;
- d. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²;
- e. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- f. Any area with a headroom of less than 1.5m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the gross internal area);
- g. Any other area that is used solely for storage and has a head room of 900- 1,500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
- h. A built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement;
- i. The minimum floor to ceiling height is 2.3m for at least 75% of the gross internal area.

Figure 8: Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built in storage
1b	1p	39 (37)			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Notes:

1. Built-in storage areas are included within the overall gross internal areas and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. Gross internal areas for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. Gross internal areas for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the gross internal area provided that all aspects of the space standard have been met.
3. Where a 1 bedroom 1 person flat has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.
5. Further details on how to apply the standard can be found in the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

The dwellings within the development would meet the residential space standards in terms of the size of the dwellings. However, a small minority would fall slightly short on the room sizes (C2 dwellings). Given that the outline planning consent did not require the dwellings to be built to meet the residential space standards and this matter does not fall under the definition of the reserved matters for layout, appearance or scale of the development, the sizes of the rooms are considered satisfactory.

55.

The proposal would therefore not comply with Policy H/12 of the Local Plan but there are material considerations in this case to justify a departure from policy.

56.

Character and Appearance of the Area

57. The village of Linton is set within the valley of the River Granta to the south of the A1307 and rises northwards. The site is situated on the eastern edge of the village.

58. Bartlow Road comprises a range of different types of dwellings that consist of traditional and modern dwellings; two-storey and single storey dwellings; and detached, semi-detached and terraced dwellings. Designs are generally fairly simple for the modern dwellings but some traditional dwellings have features such as brick details above the windows and chimneys. Materials include red and buff bricks, flint, and render for walls and red plain tiles, brown tiles and slate for the roofs. The variety of styles and materials

of the dwellings gives the area variety and interest and there is not a single dominant character.

59. Policy HQ/1 of the Local Plan states that all new development must be of high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. As appropriate to the scale and nature of the development, proposals must:
- a. Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape.
 - b. Conserve or enhance important natural and historic assets and their setting;
 - c. Include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness;
 - d. Be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;
 - e. Deliver a strong visual relationship between buildings that comfortably define and enclose streets, squares and public places, creating interesting vistas, skylines, focal points and appropriately scaled landmarks along routes and around spaces;
 - f. Achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible streets and other routes both within the development and linking with its surroundings and existing and proposed facilities and services, focusing on delivering attractive and safe opportunities for walking, cycling, public transport and, where appropriate, horse riding;
 - g. Provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with other impairment such as of sight or hearing;
 - h. Ensure that car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety issues;
 - i. Provide safe, secure, convenient and accessible provision for cycle parking and storage, facilities for waste management, recycling and collection in a manner that is appropriately integrated within the overall development;
 - j. Provide a harmonious integrated mix of uses both within the site and with its surroundings that contributes to the creation of inclusive communities providing the facilities and services to meet the needs of the community;
 - k. Ensure developments deliver flexibility that allows for future changes in needs and lifestyles, and adaptation to climate change;
 - l. Mitigate and adapt to the impacts of climate change on development through location, form, orientation, materials and design of buildings and spaces;
 - m. Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for recreation, social interaction as well as support healthy lifestyles, biodiversity, sustainable drainage and climate change mitigation;
 - n. Protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust;
 - o. Design-out crime and create an environment that is created for people that is and feels safe, and has a strong community focus.

The scheme, as amended, is considered to reflect the parameter plan approved as part of the outline consent. No development would project into the area shown as undeveloped hatched green on the parameter plan and only a very small area of road,

60. part of the pumping station cabinet and gardens would project into the areas shown as developed and undeveloped on the parameter plan hatched blue and green. All dwellings would be two to two and half storeys in height and the southern part of the northern

parcel of development would have a farmstead character. The illustrative site plan was not approved as part of the outline application but gave details of how the site could be developed.

61. The road layout would be different to that shown on the illustrative site plan submitted with the outline consent but is not considered unacceptable. Whilst it is acknowledged that the layout is no longer winding to follow the contours of the site, it would provide a simpler layout that would be similar to Finchams Close to the west and not significantly different to other plots in the area. The layout is considered satisfactory and would not adversely affect the character and appearance of the area.

62. The proposed development would provide a series of interconnected spaces. The scheme would have a lower density layout within the northern parcel and on the eastern and southern edge of the southern parcel to minimise the impact upon the surrounding countryside. The central area would have a higher density that would reflect the surrounding residential development to the north and west. The soft landscaping feature along Bartlow Road would be replaced and enhanced and dwellings would provide a positive frontage towards the river. These specific characteristics of the scheme are supported.

63. The scale of development would be mainly two-storey but with six, two and half storey dwellings across the sites (S25 and P3 house types). Although it is noted that there are not any two and half storey dwellings in the immediate area, they are considered acceptable in this context given the accommodation would be in the roof space, there would be a limited number and they would be sited in positions adjacent to the significant landscape buffer proposed along the eastern boundary of both parcels of land, on lower ground, on Bartlow Road or as a focal point within the development. Plot 5 needs to remain two and half storey rather than three storey to comply with the parameter plan. The development is not considered to adversely affect the skyline and landscape setting of the village as there are existing two storey dwellings along the north of Bartlow Road along with bungalows that are elevated above road level and the dwellings would be partially screened by landscaping along Bartlow Road and within the development.

64. The northern parcel would have a more enclosed character with dwellings following the road alignment and a shared surface. The dwellings would have a more informal character fronting Bartlow Road that would have a farmstead influence. The southern parcel would provide a more formal character along Bartlow Road and the main road with dwellings concentrated around the open spaces to the south and west. The layout would be informal at the southern edge where there would be shared surfaces that lead to the river. These features of the layout are considered acceptable.

65. Twelve different house types would be provided within the scheme that would include detached, semi-detached and terraced dwellings. The higher density dwellings within the central part of the development would generally be set closer to the road and the lower density dwellings on the edge of the development would generally be set back from the road behind small front gardens. This would create variety and interest within the scheme that would reflect the variation of the surrounding area. The dwellings along the southern side of Bartlow Road would not be set back from the road as far as the existing dwellings but would not be set as close to the road as dwellings opposite and is considered satisfactory. Plot 16 at the south west corner would have a 1.8 metre high wall to screen the rear garden with a new hedge adjacent.

The design of the dwellings would have architecture that would follow the vernacular style within the village. The plan forms would be generally linear in character. The smaller dwellings would be simpler in design but would incorporate features such as brick details

66. above the windows and canopy porches. The flats would have a narrow gable. The larger dwellings would have balanced proportions that incorporate central gables/porches or would have gables. The designs of the dwellings are considered satisfactory and would replicate the character of dwellings in the village subject to minor amendments to add further windows to the farmstead dwellings to the north of Bartlow Road to provide more active frontages. The orientation of the dwellings is considered satisfactory. Parking would be mainly within garages and carports with some small courtyards set behind buildings. Double garages are required to the Farmstead dwellings to provide adequate vehicle and cycle parking.

The palette of materials for the development would include red and buff bricks, render and timber boarding for the walls and red, brown and grey tiles for the roofs. These materials are appropriate and would reflect those found within the surrounding area.

67. A Local Equipped Area of Play (LEAP) would be provided centrally within the southern parcel along with an area of informal open space to the south of the southern parcel. A Local Area of Play (LAP) would be provided within the northern parcel. The location and size of the open spaces are considered acceptable. Nine pieces of equipment would be provided and condition would be attached to any consent to agree the precise location and type of the equipment within the LEAP. The areas would be subject to surveillance from a number of dwellings and are considered safe.

A green link with a footway would be provided through the development from Bartlow Road to the Local Equipped Area of Play and beyond to the open space to the south for pedestrians which is welcomed. This would be subject to surveillance from nearby dwellings.

69. A condition would be attached to any consent to agree details of the materials. Samples of materials are not considered necessary given that the site is not within the conservation area. A condition is not considered reasonable for the junction of the road and shared driveways. A condition was attached to the outline consent to agree hard landscaping details.

70. The proposal has been significantly improved since the original application that was submitted. There are not considered to be materially different landscape and visual effects above that envisaged under the illustrative masterplan submitted as part of the outline application and the scheme, as amended, is considered to preserve the local area and respond to its context in the wider landscape subject to the minor amendments suggested by the Urban Design Officer in relation to the provision of further windows to create more active frontages and the suggestions of the Landscape Officers.

The proposal would therefore comply with Policy HQ/1 of the Local Plan.

72.

Trees/Landscaping

73. The development would substantially increase the amount of soft landscaping on the site above the existing situation and include significant landscape buffers of woodland on the eastern and southern boundaries in addition to planting within the areas of open space and small pockets of planting throughout the development.

74. The development is not considered to result in the loss of any trees that make a significant contribution to the visual amenity of the area. Although it is noted that the development would result in the loss of the hedge along Bartlow Road to provide visibility, replacement planting would be incorporated along this boundary to include a hedge and trees to soften the visual impact of the development upon Bartlow Road. This is considered acceptable within the context of the site. The existing hedges along the boundary with dwellings in Finchams Close would be retained and the dwellings are not considered to encroach on the hedges or ditch.
75. The majority of the landscaping is acceptable and final details will be subject to the landscaping condition that was attached to the outline consent to ensure that existing trees are protected and precise details of new soft landscaping is appropriate to the character and appearance of the area on the edge of the village. No landscaping is proposed within the gas pipeline easement in the northern parcel.
76. The proposal therefore has the potential to comply with Policy NH/4 of the Local Plan.

Biodiversity

77. The ecological constraints of the site were considered under the outline planning application.
78. The Ecological Design Strategy (ACD Environmental, June 2018) states an update survey was undertaken in June 2018 (section 2.2). The report states that no ponds were identified during surveys at the outline stage. The 2018 update surveys identified 5 ponds within 25 m and seven within 500m. The ecologists visited the nearest two ponds to find one was dry and the other had some suitable newt habitat. The report later states that if the good quality terrestrial newt habitat on the southern boundary is to be impacted then further surveys will be necessary. This will not be impacted.
79. Officers are not aware of the report the Parish Council reference, nor do they specifically refer to great crested newts, which are the only UK species to be protected (smooth and palmate newts are not under any statutory protection). The Ecologists would only have access to OS and historical aerial mapping to identify the locations of ponds in the area. Ponds within private gardens are generally not mapped and can be very difficult to see on aerial photography. The Ecologists have identified 12 ponds within 500 m (the accepted maximum range for great crested newts from their breeding ponds) and taken the possible present of great crested newts into consideration.
80. Section 2.27 of the reports states that no evidence of Roman Snails was recorded and it is highly unlikely there were any present on site as their field signs are obvious.
81. The area south of the development contains attenuation features and grassland which are to be enhanced for biodiversity by the planting of wildflower and wetland grassland, trees and shrubs. The minor encroachment into this area is limited and considered acceptable.
82. Given the above and conditions on the outline consent, the proposal would not result in the loss of any important habitats for protected species and would result in a net increase in biodiversity on the site.
83. The proposal therefore would accord with Policy NH/4 of the Local Plan.

Heritage Assets

84. The nearest listed building to the site is Barham Hall (grade II*) that lies 300 metres to the south east of the site and the A1307.
85. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
86. The development is not considered to damage the setting or significance Barham Hall given the distance, intervening barrier of the A1307 and the landscape buffer along the southern boundary.
87. A condition was attached to the outline consent to secure a programme of investigation for the southern field to ensure that any archaeological remains are protected. The investigation has now been concluded but the condition would continue to apply.

88. In response to the Parish Council's comments, it will be the place of the excavation report to pull together all pertinent and significant archaeological evidence from the environs of the site, so that revisions to past reports are not crucial at this stage. More important than the Roman roads (eg Via Devana/Worsted Street at 3km distance from the site) is the presence of a series of tracks and hollow-way lanes evident on the higher slope at the site, that present Bartlow Road mirrors. This current road is the latest in the sequence of older lanes that were managed with roadside ditches for drainage and maintained by pot-hole infills and in use probably since the Anglo-Saxon period owing to the location of buildings of 6th century date here.

89. Recent aerial photographs show lanes clearly heading from the development site to Barham Hall, c. 300m to the SSE), which was built on the site of Linton Priory, a small house of the Crutched Friars, and the small late Saxon hamlet of Barham, deserted in the Medieval period. The conventual house was suppressed in the mid-16th century and the materials were used to build a new manor-house, known as Barham Manor or Hall.

90. The ancient lanes and small 6th century AD buildings found at the site deserve marking in some way within the new development – perhaps via interpretation boards in the public open space.

91. The mounds are low level and required to protect important archaeological remains and are shown on the levels plan. They are located within the landscape buffer area or within the development area and screened so will not be highly visible within the wider landscape.

The proposal would therefore accord with Policy NH/14 of the Local Plan.

92.

Highway Safety

93. Bartlow Road is a busy fairly straight through road with a speed limit of 30 miles per hour.

94. The development would significantly increase traffic along Bartlow Road and in the surrounding area. The proposal is not however considered to adversely affect the capacity and functioning of the public highway subject to mitigation measures. This was agreed as part of the outline planning consent.

95. Two main accesses on to Bartlow Road that accord with Local Highways Authority standards were approved as part of the outline consent. The application proposes a number of additional single driveways and shared private driveways on to Bartlow Road. The positions of the accesses are satisfactory in highway terms. Vehicles visiting Plots 17 and 18 can turn within the turning head between Plots 16 and 19. Plot 33 is set back slightly from the road and has a pedestrian route and driveway off the turning head between Plots 32 and 33. Plots 37 and 38 driveway would be off the existing access. No precise details of the proposed Rural Hub and roundabout at the junction with Bartlow Road as part of the Cambridge South East Transport Study are known to date.

96. Conditions would be attached to any consent in relation to the provision of pedestrian visibility splays measuring 2 metres x 2 metres from the edge of the highway that are kept clear from obstruction over a height of 600mm, the accesses to be constructed from bound material to prevent debris spreading onto the adopted public highway, the accesses to fall and levels are such that no private water from the site drains across or onto the adopted public highway, the submission of a traffic management plan during construction, the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification and not permeable paving as shown on the submitted drawing and details of the proposed arrangements for future management and maintenance of the proposed streets within the development.

97. Two vehicle parking spaces would be provided on site for 49 of the dwellings and one vehicle parking space would be provided for 6 of the dwellings. Two visitor vehicle spaces would also be provided. This would result in a total of 106 spaces that would lead to two spaces for the majority of the dwellings. The level of vehicle parking is acceptable given the accessibility to services and facilities within the village and would not result in a significant level of on-street parking that would be detrimental to highway safety.

98. The smaller dwellings would be provided with cycle sheds and the larger dwellings would provide cycle parking within garages. A condition would be attached to any consent to agree the precise size and details of the cycle sheds to ensure that they are of an adequate size to provide cycle parking in accordance with the standards.

The proposal would therefore accord with Policies TI/2, TI/3 and HQ/1 of the Local Plan.

99.

Flood Risk

100. The site is situated within Flood Zones 1, 2 and 3 (low, medium and high risk) as identified by the Environment Agency.
101. The River Cam runs along the southern boundary of the site. The land falls north to south from Bartlow Road to the river.
102. The dwellings on the site would be sited within Flood Zone 1 (low risk) along with the pumping station and turning head. The public open space on the southern part of the site would be sited partly in Flood Zone 1 (low risk) and partly in Flood Zones 2 and 3 (medium and high risk).
103. An appropriate approach has been taken to the layout of the development and the dwellings and more vulnerable aspects are not considered to be at high risk of fluvial

flooding from the river. However, part of the open space is at risk from flooding. This is considered reasonable given that it forms part of the informal open space and does not form part of the Local Equipped Area of Play.

104. The site may be at risk of surface water flooding from pluvial sources in a storm event. This source of flooding can however be mitigated to a low and acceptable level through the provision of a surface water drainage strategy for the site.
105. Condition 10 of outline planning consent S/1963/15/OL required the provision and maintenance and of a surface water drainage system on the site to ensure that the development would not be at risk of flooding or increase the risk of flooding to the site and surrounding area. The wording of the condition is set out below for the avoidance of any doubt: -

Prior to the commencement of any development, a detailed scheme for the provision and implementation of flood risk and surface water drainage mitigation shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency, Lead Local Flood Authority and Linton Parish Council. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 30% an allowance for climate change. The submitted details shall be in accordance with the Flood Risk Assessment reference 151077 dated July 2015 by Rossi Long Consulting and provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters. The scheme shall take into account any subsequent changes in any revised flood map produced by the Environment Agency between approval and implementation of the scheme. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

106. In addition, Schedule 2, Part 4 of the Section 106 agreement in relation to the outline consent required the surface water drainage scheme to be maintained in accordance with good estate management.
107. Surface water generated by the development would be discharged through infiltration which is sustainable drainage solution. Infiltration tests have been carried out at the site and further tests will be carried out in the location of the soakaways.
108. The surface water drainage scheme would incorporate highway ring soakaways with gravel surround soakaways, private cellular crate soakaways, permeable paving and aco drains.
109. The scheme would be designed to accommodate the 100 year storm allowance plus 40% climate change.
110. The general design of the scheme is agreed and supported by the County Flood and Water Team. Further details in relation to the design of the scheme together with its maintenance and management would be submitted to discharge condition 10 of the outline planning consent. The County Flood Team would be consulted on the additional details along with the Parish Council to determine whether they are satisfactory and

ensure that the development would not be at risk of flooding or increase the risk of flooding to the site and surrounding area.

111. The proposal would therefore comply with Policies CC/8 and CC/9 of the Local Plan.

Contamination

112. The site has a relatively low risk historical use as agricultural land and is being developed into a sensitive end use (residential). A Phase 1 Report was submitted with the outline application that resulted in condition 9 on the outline consent.

113. Further Phase 2 and 3 reports have been submitted with this application but these need to be submitted as part of a discharge of conditions application in relation to the condition.

114. Notwithstanding the above, the details submitted are considered acceptable and would not cause a risk to human health.

115. Porosity testing is not necessary as the geology of the New Pit Chalk Formation, which is known to have good transmissivity. Because a lot of the flow is in fractured flow, porosity testing would not give a good representation. There is also not a perceived risk of contamination as it is a greenfield site.

116. Future contamination will be mitigated by the treatment of the surface water drainage in multiple stages that will mitigate risk to controlled groundwaters, specifically within the Source Protection Zone 2.

117. Condition 11 of the outline consent requires the submission of a foul drainage scheme to ensure sewerage is disposed in an appropriate manner.

118. The proposal would therefore comply with Policies CC/7 and SC/12 of the Local Plan.

Neighbour Amenity

119. The development is not considered to adversely affect the amenities of adjoining neighbours through being unduly overbearing in mass, through a significant loss of light or through a severe loss of privacy.

120. The dwellings would be sited 20 metres and across the road from the dwellings along Bartlow Road. These relationships are considered satisfactory.

121. The dwelling on Plot 51 would be 11 metres off the boundary and 15 metres from the dwelling at No. 5 The Ridgeway. This arrangement is not considered to result in an unduly overbearing mass of significant loss of light given that the window serves a kitchen. There would not be any first floor windows on its side elevation facing that property and the first floor windows in the front elevation would face towards its own garage.

122. The dwellings on Plots 13 and 14 would be 16 to 18 metres off the boundary and 24 to 27 metres from the rear elevations of those properties. They are not considered to result in an unduly overbearing mass, significant loss of light or severe loss of privacy that would adversely affect these properties.

123. The development is also not considered to adversely affect neighbours through an

unacceptable increase in the level of noise and disturbance through an increase in traffic given the proximity of the neighbouring dwellings to Bartlow Road.

124. The development is not considered to lead to serious light pollution to dwellings opposite the accesses along most of Bartlow Road and Kenwood Gardens as there is landscaping along the front boundaries of these properties. Although it is noted that No. 85 Bartlow Road has no boundary treatment, this is not a direct relationship and already experiences some light pollution from traffic along Bartlow Road.
125. The proposal would therefore accord with Policy HQ/1 of the Local Plan.

Conclusion

126. The principle of residential development up to 55 dwellings on the site has been established through outline planning consent S/1963/15/OL. This cannot be revisited notwithstanding the adoption of the current Local Plan in September 2018.
127. Whilst the concerns of the Parish Council and local residents are acknowledged in relation to the location and scale of the development, distance to services, flood risk, highway safety, ecology, heritage assets and the impact upon the character and appearance of the area amongst other issues, no objections have been received from statutory consultees in relation to these matters. The majority of these matters were considered at outline stage and no adverse impacts were identified that could not be controlled or mitigated by way of conditions.
128. The reserved matters details for appearance, layout and scale of the development and the means of access are considered acceptable by officers and the application is therefore recommended for approval subject to conditions including further details of landscaping before this reserved matter can be fully discharged.
129. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that the reserved matters should be approved in this instance.

Recommendation

130. Delegated approval subject to the minor amendments suggested by the Urban Design in relation to the provision of more windows to provide active frontages and the suggestions from Landscape Officer together with the 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

a) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers to be confirmed.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

b) No development above foundation level shall take place until details of external materials of construction for the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance

with Policy HQ/1 of the adopted Local Plan 2018.)

c) Prior to the first occupation of each dwelling, pedestrian visibility splays measuring 2 metres x 2 metres shall be provided each side of all driveway(s) serving that particular dwelling measured from and along the edge of the carriageway/footway as relevant within the site area. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adopted public highway.
(Reason - In the interest of highway safety in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

d) No construction works shall commence on site until a traffic management plan has been submitted and agreed in writing with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

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

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

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

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

v. The Highway Authority would require that no deliveries be made to the site/removals from site between the hours of 7.30-9.30 and 15.30-18.00.

The development shall be carried out in accordance with the approved details.
(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the adopted Local Plan.)

e) No development above foundation level shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).
(Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

g) All accesses including driveways shall be constructed so that their fall and levels are such that no private water from the site drains across or onto the adopted public highway (the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided).
(Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

h) All accesses including driveways shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.
(Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

i) No development shall be occupied until details of the cycle stores 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 prior to the occupation of the development.

(Reason – To provide adequate cycle parking in accordance with Policy TI/3 of the adopted Local Plan 2018).

j) No development above foundation level shall take place until details of the pumping station have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

k) No development shall take place until details of the proposed Local Equipped Area of Play to including the location, number and types of pieces of play equipment have been submitted to and approved in writing by the Local Planning Authority. The play area shall be laid out and equipped as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the Local Planning Authority and thereafter retained for such purposes.

(Reason - To ensure the Local Equipped Area of Play is satisfactory in accordance with Policy SC/7 of the adopted Local Plan 2018.)

l) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D, E and F of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason – To safeguard the character and appearance of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

m) Apart from any top hung vent, the proposed first floor windows in the eastern elevation of Plot 8, western elevation of Plot 12, eastern elevation of Plot 19, northern elevation of Plot 27 and northern elevation of Plot 35 of the development, hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut unless the opening section is at least 1.7 metres above finished floor level. The development shall be retained as such thereafter.

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

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 Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File References: S/2487/18/RM and S/1963/15/OL

Report Author:

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South
 Cambridgeshire
 District Council

18/3/19

Kathryn Wiseman,
 Linton Parish Council Clerk
 Social Centre
 Coles Lane
 Linton
 Cambridge
 CB21 4JS

Planning and New Communities
 Contact: Karen Pell-Coggins
 Direct Dial: 01954 713230
 Direct Email: karen.pell-coggins@scambs.gov.uk
 Our Ref: S/2487/18/RM
 Date: 14 March 2019

Dear Sir/Madam

Proposal: Approval of the matters reserved of the layout of the site, the scale and appearance of buildings, the means of access and landscaping following outline planning permission S/1963/15/OL for up to 55 dwellings with landscape buffer and new vehicular access.

Application Ref: S/2487/18/RM
Location: Land to the North and South of Bartlow Road, Linton, CB21 4LY
Applicant: Steve Wood, Abbey Developments Ltd.

The above planning application has been amended. A copy of the revised plans is attached.

Revised layout, house types and details of visibility splays

Any comments that your Parish Council wishes to make should be made on this form and returned to the above address not later than 14 days from the date of this letter. (You should note that at the expiry of this period the District Council may determine the application.)

Comments of the Parish Council:

PLEASE SEE ATTACHED COMMENTS.

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Objections	<input type="checkbox"/>
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Signed: Date: 25/3/19
 Clerk of the Parish Council or ~~Chairman of the Parish Meeting~~

EXPLANATION OF APPLICATION SUFFIX

- | | | | |
|----|---------------------------|----|--|
| OL | Outline | LD | Lawful Development Certificate |
| FL | Full | PA | Prior Notification of Agricultural Development |
| RM | Reserved Matters | PD | Prior Notification of Demolition Works |
| LB | Listed Building Consent | PT | Prior Notification of Telecommunications Development |
| CA | Conservation Area Consent | HZ | Hazardous Substance Consent |
| AD | Advertisement Consent | VS | Variation or Removal of Condition |
| | | DC | Discharge of Condition |

Privacy Notice

Who we are

This privacy notice explains how the Greater Cambridge Planning Service uses information in the course of providing planning services to Cambridge City and South Cambridgeshire District Councils. This work includes:

- Making decisions and providing advice on planning applications
- Making planning policies
- Working with neighbourhoods on their plans
- Working with neighbouring authorities on strategic policies
- Responding to allegations of unlawful development
- Monitoring development
- Entering legal agreements, serving notices and promoting the best use of land

Why we require this personal information?

We require personal data to process comments so that we know where the comment or information came from and can weigh the relevance of any comments made. We may use the information provided to contact you about the application you have commented on.

What we do with this information

This information will be used by Cambridge City and South Cambridge District Councils in determining an application for planning permission. This function is known as a "public task" and is why we do not need you to "opt in" to allow this information to be used.


We process this information as a (Public task) Statutory Duty as laid out in the Town and Country Planning Act and we cannot process your comments unless you provide this personal information. If you do not or if you refuse to allow us to share information we will not be able to carry out the service for you.

We may process the information you provide to prevent and detect fraud in any of our systems and may supply information to government agencies, credit reference agencies, audit or other external bodies for such purposes. We participate in the governments National Fraud Initiative.

As we process this information as a statutory duty you hold the following rights with regard to the personal data provided to us when making comments:

Recommendation of the Parish Council:- (please tick one box only)

Approve		Refuse	<input checked="" type="checkbox"/>	No Objections	
---------	--	--------	-------------------------------------	---------------	--

Signed:  Date: 25/3/19
 Clerk of the Parish Council or ~~Chairman of the Parish Meeting~~

EXPLANATION OF APPLICATION SUFFIX

OL Outline FL Full RM Reserved Matters LB Listed Building Consent CA Conservation Area Consent AD Advertisement Consent	LD Lawful Development Certificate PA Prior Notification of Agricultural Development PD Prior Notification of Demolition Works PT Prior Notification of Telecommunications Development HZ Hazardous Substance Consent VC Variation or Removal of Condition DC Discharge of Condition
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Right to Access – You have the right to access (receive a copy) of your personal data and supplementary information.

Right to Rectification – You have the right to have any inaccurate or incomplete personal data rectified.

Right to Restriction – You have the right to request a restriction of the processing of your personal data in situations where it is inaccurate, unlawful, and no longer needed for the purposes for which it was originally collected, or if a withdrawal of consent has been made.

The comments provided will form part of our public register of applications and, as such, will be open to public inspection at our offices and on our website and your comment will be attributed to your address. However, personal information including your name and contact details will be redacted in line with our redaction policy. In the event of an appeal, representations will be forwarded to the planning Inspectorate and the appellant. The planning Inspectorate may publish appeal documentation, including copies of representations received.

How we share this information

We do not sell information to other organisations. We do not move information beyond the UK. We do not use information for automated decision making.

We sometimes need to share the information we have with other departments within our Councils, for example to establish how long a building has been used as a dwelling or if you object to a proposal on noise grounds and we feel Environmental Health should be aware.

Redaction ('blinking things out')

We operate a policy where we routinely redact the following details before making forms and documents available online:

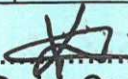
- Personal contact details – e.g. name, telephone numbers, email addresses
- Signatures
- Special Category Data - e.g. supporting statements that include information about health conditions or ethnic origin

Retention ('how long we keep your information for')

The Town and Country Planning Act requires us to hold most types of applications on our public register permanently. You can find out more by looking at our Retention Policy on our web sites.

Recommendation of the Parish Council:- (please tick one box only)

Approve		Refuse	<input checked="" type="checkbox"/>	No Objections	
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Signed:  Date: 25/3/19

Clerk of the Parish Council or Chairman of the Parish Meeting

EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
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		DC	Discharge of Condition

Complaints and problems

You can find out more about how we handle your data by visiting the Councils Privacy Notice page on the web site

If you think we have got something wrong or if you are concerned with the way we are handling your data please contact us by emailing applicationsupport@cambridge.gov.uk for Cambridge City applications and planning@scamb.gov.uk for South Cambridgeshire District applications. Alternatively you can call us on the numbers above.

If you have a query regarding your rights please contact the Data Protection Officer who can be contacted by emailing infogov@3csharedservices.org or you can write to the Council and mark your letter for the attention of the Data Protection Officer. Alternatively you can call 07864 604221 or 01954 713318.

If we fail to respond properly you can direct your concerns to the Information Commissioner's Office (ICO).

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Objections	<input type="checkbox"/>
---------	--------------------------	--------	-------------------------------------	---------------	--------------------------

Signed:  Date: 25/3/19

Clerk of the Parish Council or ~~Chairman of the Parish Meeting~~

EXPLANATION OF APPLICATION SUFFIX

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S/2487/18/RM – Steve Wood, Abbey Developments Ltd – Land to the North and South of Bartlow Road, Linton – Amendment: Revised layout, house types and details of visibility splays. Decision Required.

LPC Comments:

Following the meeting with the planning officer, we note that some issues have been addressed regarding building outside of the developable area, but very little else has been addressed. The ecological evaluation, hedges, suitability of housing design, layout and site plans, effect on Bartlow Road street scene and the skyline, realistic aerial and section plans, etc., have not been addressed and are among continuing objections to the RM application. There are now features on site forming part of new contours that are outside of the developable area, do not have planning permission and were not part of the outline approval.

Previous objections stand.

Layout -

- Houses facing Bartlow Road have still not been set back to be in line with the current houses
- At the SW corner, 3 x type C2 houses and 1x CLS house are now 4x types C2 houses, but apparently with low, open fences so there is little to hide the view of the back gardens. To make up for the smaller houses, larger, bulky houses have been added on the northern site.
- The pumping station has moved north, but is still outside the agreed developable area.
- It appears that a large tree and group of trees has been lost, with concomitant loss of green buffer at the SW corner.
- At the western edge, housing encroaches upon the boundary ditch and hedge, with unfeasibly narrow hedge boundaries shown on the plans.
- At the southern boundary, the pathway is outside the developable area.
- On some plans a connectivity link is indicated at the SW edge. This would be to private land, so it is not within the power of the developer to comply with this.
- The turning head for plots 17 and 18 has been lost - how will cars, delivery vans, emergency vehicles, etc., manoeuvre safely?
- We note the much smaller gardens for plots 17, 18, 19 and that other gardens and drives on the eastern boundary extend outside the developable area.
- Plot 33 - the house is hard up against the edge of the road, with no pedestrian route from drive to door.
- The illustrative plans do not show the walls, steps, bulwarks, etc., needed to build on this sloping site. Nor do they show the cars that would be present and so visible.
- The aerial illustration is unrealistic in that it shows an apparently flat field, rather than the slopes of the actual site.
- The screening planting cannot be accommodated in the approved zone; although it is closer to the boundary, it is still not enough.
- Plot s 37 and 38 - the driveways have changed and now extend beyond the red line. These encroach upon the planned GCP/City Deal Transport hub and Park and Ride site that would relieve many of the traffic parking issues within Linton, particularly within the Outstanding Conservation Area. The ownership of this area by the developer is doubted.
- As a result, these driveways cannot be delivered. GCP now aware.
- At the northern site, the LEAP encroaches upon and there is still planting in the "no-dig, no planting" zone around the major gas pipeline - this layout is undeliverable. Please refer to the [National Grid notes for guidance - Tree Planting Restrictions On Pipelines](#).
- The northern site cannot then have suitable buffer screening and is undeliverable.

House designs-

- These are marginally changed, but we note that in the larger houses the study/office upstairs will be bedrooms - the houses might be described as having 4 bedrooms plus office, but are advertised as 5 bedroom homes, for example.
- The housing mix lacks bungalows which the village needs for its increasing proportion of elderly residents.
- In an ongoing application, the Health Officer comments that there should be an analysis of the demographic, more houses built to standard (M4)2, housing for the elderly, and all with more aspects of sustainability. **There are no bungalows, housing adapted for the elderly nor many meaningful aspects of sustainability.**
- On the northern site the 2 x K3 houses flanking the entrance (plots 48 and 55) are now larger "Farmsteads". However, such bulky buildings, in these dark materials, are not like any traditional farm houses in this area. They are totally out of keeping with the street scene.

Views and landscape -

- The views of the site will be dominated by driveways, cars and high buildings.
- From Pocket Park (Southern edge) the view from the village wildlife and leisure site will be totally urban, with parked cars and driveways dominating.
- Recent decisions have considered the dominance of cars to be detrimental to the street scene, but cars and parking will dominate this site and along both sides of Bartlow Road
- The profile, section and slope illustrations, are not realistic. The effect of tall housing on a sloping site will be emphasised, especially when viewed from the Public Open Space, across the river from the A1307 and from the village.
- In particular, the 2¹/₂ storey housing will be very prominent upon the skyline, visible from the village and across the long landscape views, especially on the northern site.
- There has still been no evaluation of the effect of housing on the northern site and no evaluation of the effects on the skyline from significant view points.
- The street elevation views do not include the comparator of current buildings from which to judge the height, bulk and dominance of the proposed dwellings.
- The illustrative plans of street scenes misrepresent the views of the estate, by fading out the taller buildings so diminishing their impact.
- Linton nestles into the landscape, this development would be prominent from all views and across the valued, character landscape

Drainage -

- Despite the changed layout, there is no revised drainage plan. Condition 10 cannot be discharged- this is a pre-construction requirement.
- The affordable housing still appears to be grouped in the area known for being worst affected by surface water run-off from the road and uphill from the site.
- CCC Highways will not adopt roads that depend upon "Smart Sponge" techniques as they have high maintenance costs.

Ecology -

- The site had been reviewed and assessed against the site across A1307, managed for commercial cricket bat willows. The effect of this development on Pocket Park/Leadwell Meadows and Flemings Field had not been assessed
- There has been no amphibian survey, despite all the ponds in the area and the developers own Ecologists recommendation
- We refer you to the EU judgement on People Over Wind and Sweetman v Coillte Teoranta 2018 which means that developers have to assess the protected species at all planning stages. Failure to consider the ponds as part of this application is unlawful.

Environmental Impact Assessment-

- The council's assessment of the EIA Scoping has recently appeared on the website for the initial outline application. This stated that there was no need to do an EIA because none of the consultees had responded, so there were no objections.
- However, *Sweetman* requires the LPA to assess the effects in more detail through **an appropriate assessment**, to ascertain whether an adverse effect can be ruled out.
- There is no EIA and no report.
<https://www.freeths.co.uk/2018/04/19/environmental-bulletin-spring-2018/>

Levels and Contours -

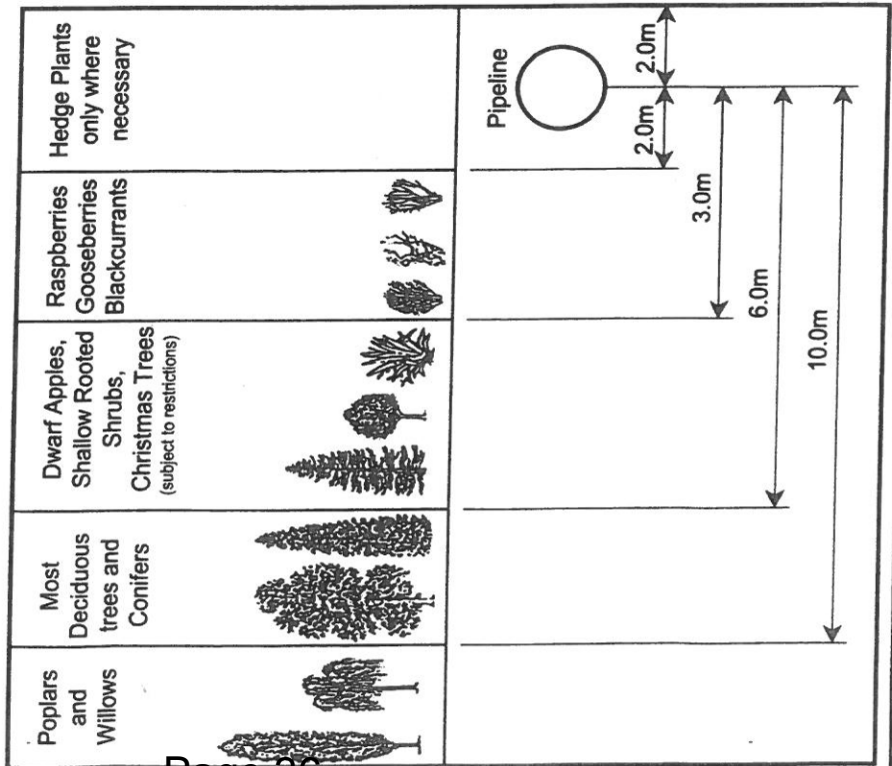
- The Levels Layout Plan appears to have changed considerably, with the addition of mounds that would impact on the wider landscape. These are the mounds of earth created to allow archaeology to proceed and which alter the character of the landscape substantially.
- These do not form part of the scheme and are not authorised to remain.
- It is noted that the existing archaeology mounds are not authorised **engineering** works, so would need separate planning consent.
- These now appear on the updated drawings of contours, indicating that they would be permanent structures. This is not described nor forms part of a report; for example as part of a strategy for 'overcoming' noise and visual problems.
- These mounds are outside of the Developable Area of the site and do not have planning permission.
- The mounds are not in accordance with the outline approval.
-

There remain major and harmful differences between the indicative designs in the approved outline plans and those of the RM submission - these designs are cramped, too high for the site and the site appears overdeveloped, increasingly urban and not appropriate for the area.

LPC Decision: Object and does refer to SCDC Full Planning Committee

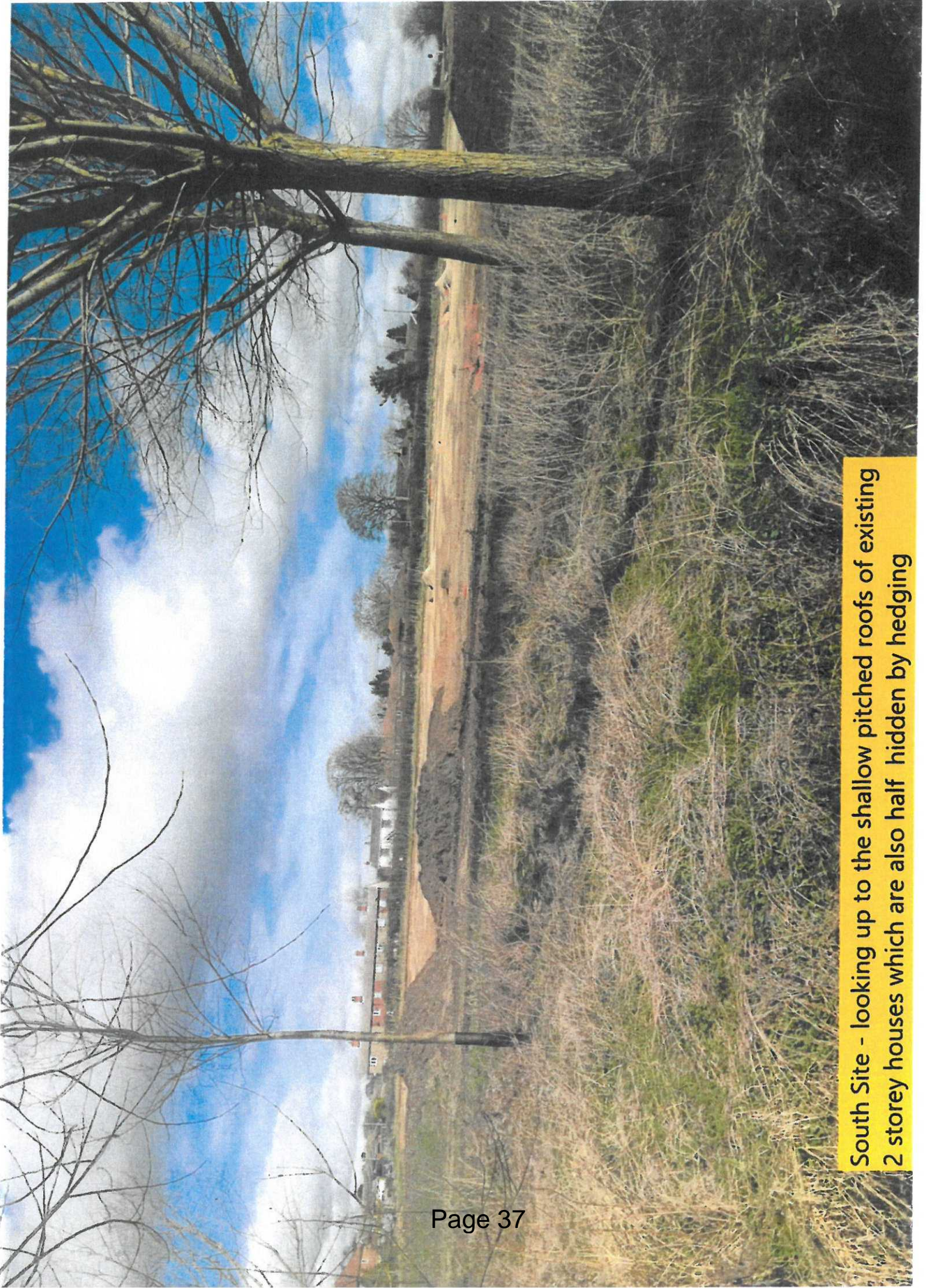
National Grids's Notes For Guidance - Tree Planting Restrictions On Pipelines

- Before any tree planting is carried out on the easement, written approval shall be obtained from National Grid. Any approval granted by National Grid to plant trees on the easement shall be subject to retaining the rights to remove, at any time in the future, all trees which in the opinion of National Grid Engineers might become a danger to the pipeline.
- The written consent to plant trees will state what area may be planted and also the type of tree.

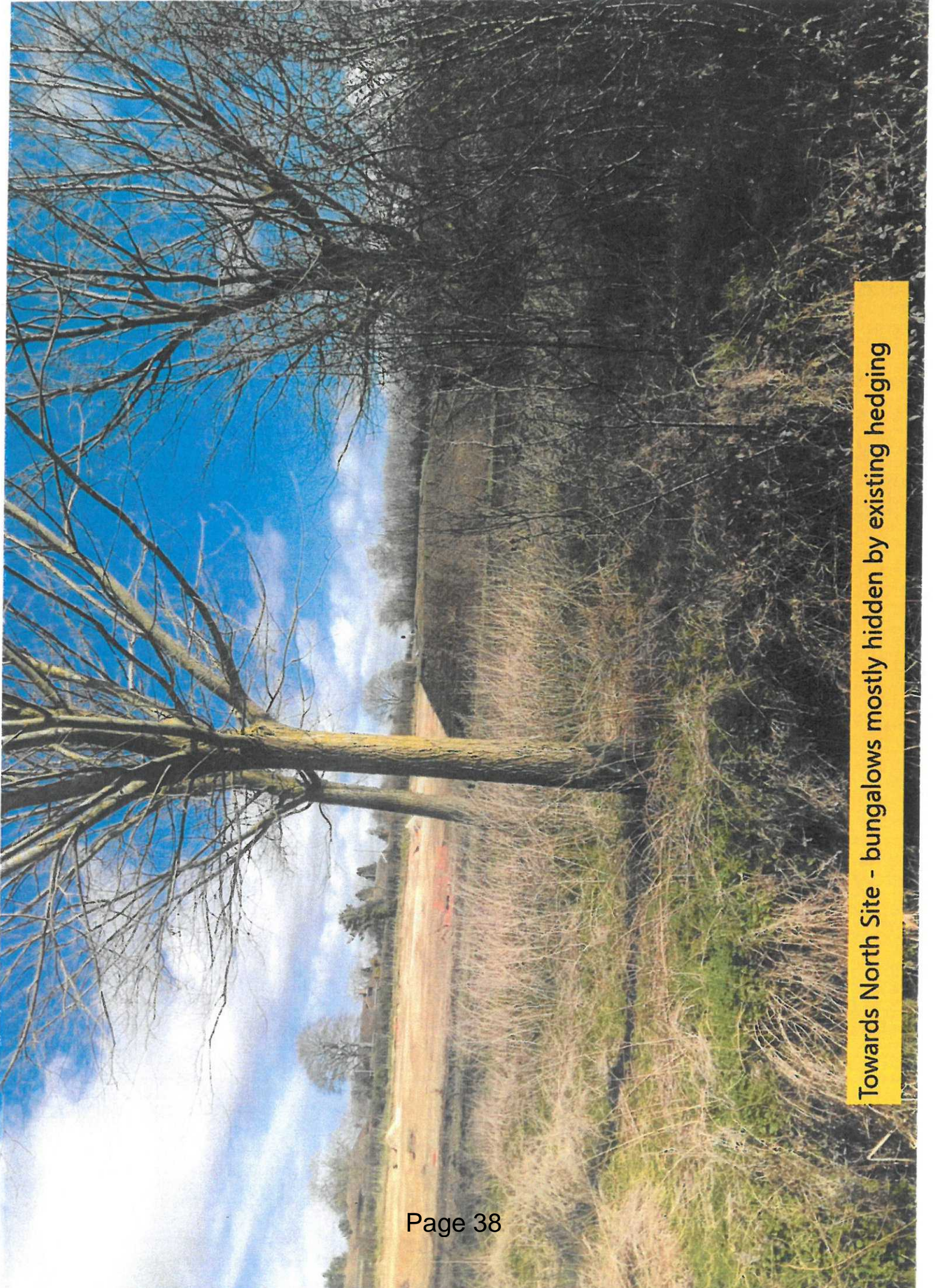


- The only hardwood plants which can be planted directly across a pipeline are hedge plants such as Quickthorn, Blackthorn, etc., and these shall only be planted where hedge is necessary either for screening purposes or to indicate a field boundary.
- Poplar and Willow trees shall not be planted within 10 metres of the centre line of the pipeline.
- The following trees and those of similar size, which may be deciduous or evergreen, shall not be planted within 6 metres of the centre line of the pipeline, e.g. Ash, Beech, Birch, most Conifers, Elm, Maple, Lime, Horse Chestnut, Oak, Sycamore, Apple and Pear trees, also come in this category. The above trees may only be planted as individual specimens or as a single row in the area between 6 and 10 metres of the pipeline. Dense mass planting may only be carried out at distances greater than 10 metres from the pipeline.
- Raspberries, Gooseberries and Blackcurrants may be planted on the pipeline, but a 4 metre strip, centred on the pipeline, shall be left clear at all times.
- Dwarf Apple Stocks may be planted up to 3 metres of the centre line of the pipeline.
- In cases where screening is required, the following are shallow rooting and may be planted close to the pipeline:
Blackthorn, Broom, Cottonaster, Elder, Hazel, Laurel, Quickthorn, Privet, Snowberry and most ornamental shrubs.
- Christmas trees (*Picea Abies*) may be planted up to 3 metres of the pipeline. However permission is given on the strict understanding that Christmas trees are clear-felled at intervals not exceeding seven years.

For further guidance refer to NJUG 10.



South Site - looking up to the shallow pitched roofs of existing 2 storey houses which are also half hidden by hedging



Towards North Site - bungalows mostly hidden by existing hedging



Our ref: GS/CC/P18-1614/01

15 November 2018

BY EMAIL ONLY

Linton Parish Council
C/o Ms Kathryn Wiseman
The Village Hall
Coles Lane
Linton
CB21 4JS

Dear Ms Wiseman

RESIDENTIAL DEVELOPMENT AT BARTLOW ROAD, LINTON, CAMBRIDGESHIRE (SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL PLANNING APPLICATION S/2487/18/RM) – ASSESSMENT OF INFORMATION SUBMITTED IN SUPPORT OF RESERVED MATTERS APPLICATION AND PLANNING CONDITION 10 OF APPLICATION S/1963/15/OL

With regards my review of the information submitted in support of the above reserved matters application as well as my site visit on 14 November 2018 I write setting out my comments. This has been carried out in relation to compliance with Planning Condition 10 of South Cambridgeshire District Council application S/1963/15/OL, detailed as follows:

Prior to the commencement of any development, a detailed scheme for the provision and implementation of flood risk and surface water drainage mitigation shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency, Lead Local Flood Authority and Linton Parish Council. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 30% allowance for climate change. The submitted details shall be in accordance with Flood Risk Assessment reference 151077 dated July 2015 by Rossi Long Consulting and provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the Site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters. The scheme shall take into account any subsequent changes in any revised flood map produced by the Environment Agency between approval and implementation of the scheme. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in

accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason – To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007)

My comments below have been broken down into two main areas, covering the proposed surface water drainage strategy, including the associated risk of flooding posed by the Site to the surrounding area and the fluvial and surface water flood risks posed to the Site from external sources. These are detailed as follows:

Surface Water Drainage and Flood Risks Posed by the Site to the Surrounding Area

- No information has been submitted to demonstrate that the 1 in 30 year event is kept below ground in the proposed drainage network whilst there is also no confirmation that the 1 in 100 year plus climate change event causes no flooding of properties (with both points being requested by the planning condition referenced above). Micro Drainage calculations have been provided showing the design of the various infiltration features in the report titled Micro Drainage Surface Water Drainage Calculations (Ref: E17.084 – First Issue dated June 2018), however, the information does not include a network model of the highway drainage networks to show the above requirements have been met.
- County Council guidance (Cambridgeshire County Council Surface Water Drainage Guidance for Developers, dated May 2018) requires that for a reserved matters application information with regards exceedance flows should be submitted. This relates to the above point in that any surcharged flows for the 1 in 100 year plus climate change event should be routed accordingly towards the various infiltration devices. This information has not been submitted and therefore the impact of a surcharge event on the scheme and surrounding area is not evident and so it cannot be confirmed that the development does not increase flood risk elsewhere.
- County Council guidance also requires management and maintenance arrangements for the various surface water drainage assets to be submitted. Whilst a small amount of information has been provided in the Foul and Surface Water Drainage Statement (Ref: E17.084 – Second Issue, dated June 2018) it is not clear what the proposed management and maintenance measures (including the frequency of maintenance actions/visits) are for the various drainage assets. Also, Given Cambridgeshire County Council Highways have noted the proposed Smart Sponges are not acceptable, no information has been provided with regards who will maintain the highway drainage should it not be offered for adoption, or if adoption is still intended what the revised water quality treatment measures are. This is crucial as the adjacent River Granta, which could potentially be impacted by any surcharged flows, is a Chalk stream and a Priority Habitat of Principal Importance as identified by the Environment Agency. Therefore the watercourse could be adversely impacted during an exceedance event (i.e. that beyond the design standard) if an appropriate management and maintenance strategy is not put in place at the reserved matters stage.
- The Phase III Site Investigation and Risk Assessment Report (Ref: JN1030, dated 16th November 2017) notes that due to the presence of shallow chalk (which is classified of being at low to medium density) distances of any proposed soakaway features to structures should be as per the guidance in Ciria 574 to minimise the risk of solution features impacting proposed structures. When referring to Ciria 574 (Sections 7.8.3 and 7.10.2) it is noted that the use of

soakaways in chalk should be avoided if at all possible. However, should their use be unavoidable a 10.0 m exclusion zone should be employed to any foundations for low density chalk and a 5.0 m zone for medium density Chalk. It appears that the designs have allowed for a 5.0 m distance as per normal standard for soakaways, however, given the presence of potentially low density chalk as noted by the Site investigation report, it is recommended that the design is reviewed and further geotechnical advice taken with regards to the suitable placement of the proposed soakaways and whether a 10.0 m zone should be used. This is especially important given there is anecdotal evidence of solution features forming in the local area if Linton.

- As noted in the above mentioned Phase III Site Investigation and Risk Assessment Report, soakage testing in line with BRE365 has only been completed in three locations on the Site. These locations are concentrated along the southern margins. It is therefore not clear what the infiltration rates are across the remainder of the Site including at the depth and location of the various dwelling level soakaways, areas of permeable paving and highway soakaways. On this basis further testing should be carried out across the remainder of the Site, at the proposed depths and locations of the various features, to ensure the soakage rates used in the designs are applicable and realistic to the actual scenario on the Site.
- As referenced in the Phase III Site Investigation and Risk Assessment Report design soakage rates achieved from Trial Pits 6, 7 and 8 along the southern margin of the Site are 3.26×10^{-6} m/s, 6.44×10^{-5} m/s and 1.14×10^{-4} m/s respectively. Table 1 below shows the design soakage rates used in the calculations for the various soakaways proposed on the Site in the above mentioned calculations document. It is evident from the infiltration rates yielded on site that the rates used in the design differ somewhat. Whilst a more cautious rate has been used for a number of the soakaways (Private soakaways and areas of permeable paving) a reserved matters application should include infiltration rates which are applicable to the design being proposed. Therefore, as per the above point, additional soakage testing should be carried out at the depth and location of the various features to ensure the design calculations used are applicable.

Drainage Feature	Design Soakage Rate From Micro Drainage Calculations
Permeable Paved Parking Area	4.8×10^{-6} m/s
S38 Concrete Ring Soakaways	1.0×10^{-4} m/s
Permeable Paving	4.8×10^{-6} m/s
Permeable Paving Modular Units	4.8×10^{-6} m/s
Private Soakaway – 100 m ²	4.8×10^{-6} m/s
Private Soakaway – 60 m ²	4.8×10^{-6} m/s
Private Soakaway – 150 m ²	4.8×10^{-6} m/s
Private Soakaway – 250 m ²	4.8×10^{-6} m/s
Private Soakaway – 320 m ²	4.8×10^{-6} m/s
Infiltration Swale	1.48×10^{-4} m/s

Table 1. Soakage rates used in scheme design.

- No design calculations have been provided for the small swale feature draining flows from the turning head in the south western corner of the Site. Micro Drainage Source Control calculations should be provided to demonstrate this feature is appropriately sized for the relevant design event.
- The design calculations for the areas of permeable paving all make reference to a gradient of 1:100 whereas the driveways along the northern boundary of the southern site, adjacent to

Bartlow Road all have a gradient of 1 in 18 noted as on Drawing E17-084-141 Rev P2. The calculations should therefore be revised to make reference to this gradient and to demonstrate the design storm event can be adequately dealt with by these sections of permeable paving.

- The Phase III Site Investigation and Risk Assessment Report also makes reference to encountered groundwater across the Site. This notes that across the southern parts of the Site (in Trial Pits 7, 14, 15 and 16) groundwater was encountered at depths between 2.6 m and 1.7 m below ground level (noting the readings were taken in October and do not represent a worst case seasonal peak). It is therefore evident that groundwater is shallow in the southern part of the Site at least and so monitoring of groundwater levels should be undertaken through a winter season to understand the seasonal peak level. Once this is understood all soakaways should be designed such that there is a 1.0 m unsaturated zone above the seasonal peak groundwater level to the base of the soakage feature, as per national and Cambridgeshire County Council guidance. With the design as currently proposed there remains a risk that the southern infiltration features (most notably the large swale/infiltration basin) are at risk of being seasonally filled with groundwater or at the very least not having a suitable unsaturated zone. This would limit the ability of the feature to infiltrate and also provide a suitable amount of attenuation for the design storm event.

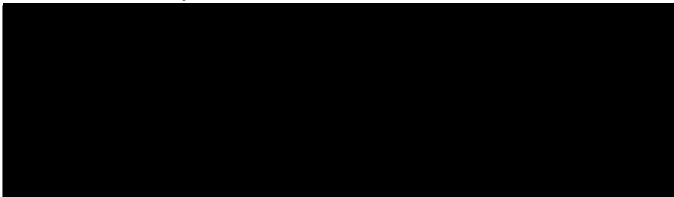
Fluvial and Surface Water Flood Risks Posed to the Site from External Sources

- The planning condition, as referenced above, requires that the reserved matters application should take into account any newly published flood mapping from the Environment Agency. The flood extent presented on Drawing E17-084-141 Rev P2 appears to match that provided in the Flood Risk Assessment (Ref: 15077, dated July 2015) for the original planning application (Ref: S/1963/15/OL). It is therefore not clear whether the Environment Agency have been re-consulted and whether any new flood mapping has been made available especially in light of new guidance published in 2016 in relation to climate change allowances (Flood Risk Assessments: Climate Change Allowances, published on 19 February 2016). This guidance suggests that for catchments in the Anglian Region, where a More Vulnerable development is proposed (as this scheme is), climate change allowances of between 25% and 65% should be used, whereas the original dataset, on which the drawn flood extent appears to be based only uses a 20% allowance. On this basis the Environment Agency should be re-consulted to determine whether any new modelling, which includes these updated climate change allowances, is available to determine the revised flood extent. Should modelling not be available new site specific modelling or an Intermediate Assessment should be carried out to determine the design flood level with the new climate change allowances included. This is crucial to ensure that the various infiltration features, the foul water pumping station and any residential dwellings are positioned beyond Flood Zone 3 with a suitable freeboard provided above the design flood level.
- When reviewing the national surface water flood maps it is apparent that the section of Bartlow Road adjacent to the north western corner of the Site (most notably adjacent to the accesses to the north westernmost four plots, as well as the primary access to the southern part of the Site) can experience surface water flooding during the 1 in 100 year storm event. Anecdotal information also suggests that this section of road is prone to surface water ponding during heavy rainfall, associated with runoff from The Ridgeway. Given the accesses mentioned will penetrate onto Bartlow Road and have a gradient across them (1:18) it is evident that this surface water could flow onto the Site. No consideration of this flow has

been made as part of the information submitted. Therefore the design should be reviewed such that either the water is retained offsite (with no increase in flood risk elsewhere) or allowed to enter the Site with the volume being accommodated in the surface water drainage calculations whilst ensuring the properties in the north western corner of the Site do not experience any flooding.

I trust the above is clear, however if you have any queries or require any further clarification on any of the points raised please do not hesitate to contact me to discuss further.

Yours sincerely



Graham Sinclair, BSc (Hons), MSc, DIC, C.WEM, MCIWEM
Associate

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Our ref: GS/CC/P18-1614/01

01 February 2019

BY EMAIL ONLY

Linton Parish Council
C/o Ms Kathryn Wiseman
The Village Hall
Coles Lane
Linton
CB21 4JS

Dear Ms Wiseman

RESIDENTIAL DEVELOPMENT AT BARTLOW ROAD, LINTON, CAMBRIDGESHIRE (SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL PLANNING APPLICATION S/2487/18/RM) – ASSESSMENT OF INFORMATION SUBMITTED IN SUPPORT OF RESERVED MATTERS APPLICATION AND PLANNING CONDITION 10 OF APPLICATION S/1963/15/OL

Further to our telephone conversation earlier today I write to confirm that I am currently unable to undertake a further review of the drainage information submitted in support of the above application. This is because it appears the full details have not been submitted as the developers seem not to be intending to discharge Condition 10 at this moment in time (only drainage drawings have been provided with no supporting calculations/reports).

I should note that Condition 10 is a pre-commencement condition and so the developer cannot start on site construction until such a time as it is discharged. Therefore when the relevant information has been submitted I would be happy to complete a review.

I trust the above is clear, however if you have any queries or require any further clarification on any of the points raised please do not hesitate to contact me to discuss further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Sinclair', written over a horizontal line.

Graham Sinclair, BSc (Hons), MSc, DIC, C.WEM, MCIWEM
Associate

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DRAFT

Review of the Reserved Matters Application for

**LAND TO THE NORTH AND SOUTH OF BARTLOW
ROAD, LINTON CB21 4LY**

on behalf of Linton Parish Council

January 2019

**Application Site: Land to the North and South of Bartlow Road,
Linton, CB21 4LY**

**Application Reference: S/2487/18/RM
LPA: South Cambridgeshire District Council**

**Review of the Reserved Matters application with respect to the
Landscape Masterplan/LVIA (Bidwells) approved for outline
planning Permission.**

Liz Lake Associates (January 2019)

Introduction

This report has been prepared by Liz Lakes Associates on behalf of Linton Parish Council to review the outcomes and recommendations made by Bidwells which supported the approved outline application (ref S/1963/15/OL) for residential development, for up to 55 dwellings with landscape buffer and new vehicular accesses from Bartlow Road, Linton. The following documents and drawings, in respect of this application, have been reviewed:

- Bidwells Landscape and Visual Impact Assessment 25 May 2016
- Bidwells Landscape Masterplan reference: UDS 32011-A1-201, July 2015
- Bidwells Revised Landscape and Visual Impact Assessment, 25 May 2016
- Bidwells Supplementary Masterplan Information, June 2016

In respect of the reserved matters application (ref: S/2487/18/RM), which seeks approval of the layout of the site, the scale and appearance of buildings, the means of access and landscaping, the following documents have been reviewed:

- Site Layout at GF Level, Drawing No. P_1552-101A, NC Architects
- Site Layout at Roof Level, Drawing No. P_1552-102A, NC Architects
- Soft Landscape Proposals; Drawing No: 21616 11 SHEETS 1- 5, ACD Environmental

The purpose of this report is to establish whether the site extents and design have been carried out satisfactorily (or not) and if the design has changed, then do those changes materially affect the outcome.

The outline Planning permission was granted for a 55 unit scheme which was developed in response to the findings of a Landscape and Visual Impact Assessment (LVIA) carried out by Bidwells, subsequent to the original planning application for a 78 unit scheme .

A number of changes to the master plan (as set out in the Supplementary Master Plan Information), were incorporated into the revised masterplan to achieve a reduction in potentially adverse landscape and visual effects.

Bidwells note that the *“revised Illustrative Master Plan delivers a reduced built area and quantity of development, to respond to the findings of the Landscape and Visual Impact Assessment (LVIA).*

The proposals reduce the overall maximum number of residences from 78 to 55. The reduction in dwelling numbers has created a large area of retained agricultural land to the east of each of the sites, which will connect visually with the rural landscapes to the east of the A1307. Strategic woodland planting at the edge of the development will create glimpses of the proposed new development at the edge or Linton.

In accordance with the 78 dwelling master plan, this master plan still maintains a centrally located LEAP, with a central pedestrian spine. The walking route connects with the woodlands walks, linking back to Bartlow Road. Access to the riverine landscape of the River Granta to the south will be discouraged in order to prioritise its habitat and ecological functions."

is important to note that the main principles of the original Landscape masterplan were maintained and informed the Planning Committee's decision to approve the development.

However, the current proposed layout as set out in the reserved matters application are very different from the previous indicative landscape planting and screening proposals. This report will demonstrate that the reserved matters application is materially different to the Outline approval S/1963/15/OL to which it is linked.

The Site and its landscape setting

The site lies on the eastern edge of Linton, Cambridgeshire and is located on the eastern edge of Linton, surrounded by open countryside. The site comprises two parcels of arable land and semi improved neutral grassland. The larger parcel is located south of Bartlow Road on land that slopes south westwards towards the floodplain of the River Granta, whilst the smaller parcel located north of Bartlow Road is flatter. The southern boundary of the larger parcel abuts the River Granta and a band of broad leaved semi-natural woodland, the parcel is contained by trees and hedgerow along its western boundary, hedgerow and trees run along the northern boundary alongside Bartlow Road, fairly exposed areas with intermittent tall ruderal planting line the eastern boundary alongside the A1307. The smaller parcel has strong hedgerow boundaries along its northern, eastern and western boundaries as

well as trees along its northern boundary, and the southern boundary has low level post fencing with taller grass fronting onto Bartlow Road.

The Site parcels abut the edge of Linton but are positioned outside of the village envelope. These two parcels of land play a significant role in separating the historic village of Linton from the A1307. The currently undeveloped Site preserves the long, existing rural views identified as key characteristics of the area in the South Cambridgeshire District Council Design Guide SPD. These long views establish Linton's countryside context and as such the Site forms part of the open countryside setting of the village on the rural approach to the village.

The historic village of Linton is set in a valued landscape, close to the 'Outstanding Conservation Area' within a chalkland landscape of rising arable fields and the River Granta. The River Granta has its own water meadows and these, together with trees and hedgerows, form strong features in the landscape setting of Linton. The rural setting epitomises the historic setting of the agricultural community founded around the milling of cloth. The Site's proximity to Linton Conservation Area gives heavy weight and due consideration to the local vernacular of the Conservation Area.

The Site lies on the edge of 'Area 1 South-east Clay Hills' and 'Area 2 Chalklands' as identified in the Cambridge Landscape Guidelines. Although the site affords a high level of tranquillity owing to its rural character, this is degraded closer to the A1307.

The Reserved Matters Application

Although the extent of the development and the woodland buffer remain broadly the same, the layout of the parcels differs to that which was approved for outline consent. These differences are summarised below:

1. The layout of roads in the southern parcel are no longer aligned with the contours.
2. The interface of the development with the Granta valley is now associated with roads.
3. An additional access point onto Bartlow Road is proposed along the north-south pedestrian link.
4. The current plan shows the crucial pedestrian link/ green corridor through the southern parcel adjoins roads and no longer links positively to the green buffer on the eastern boundary.
5. The integrity of the 30m woodland buffer on the eastern boundary has been compromised by the inclusion of hammerheads in both parcels.
6. The hammerheads and drawing notes (links to further development) within both parcels suggest a later phase of development on the agricultural land to the A1307.
7. A considerable number of trees have been removed from boundary treatments and facing rear gardens resulting in noticeably less mitigation.

The differences outlined above, all contribute to increasing the landscape and visual effects of the development.

Landscape Issues

The changes to the layout of roads in the southern parcel mean that the grain of the development no longer follows the contours. As a result of this, the development does not:

- respond to the existing settlement pattern on the valley slope;
- allow the same level of tree planting across the site along roads and within rear gardens;
- provide a positive green interface between the development and the Granta valley as it is now associated with roads.

Aligning the roads with the contour on a sloping Site, in conjunction with tree planting helps integrate new dwellings into the landscape by breaking up the built form. This principle was fundamental in the approved outline scheme where rows of trees are proposed both along the roads and within rear gardens, following the contours of the Site. In the reserved matters application, roads predominantly cross the contour. This breaks from the established pattern of development along the valley side. The roads themselves will be visually prominent and there are less opportunities to create the strong linear bands of vegetation required to break up the built form. In addition to this, the massing of buildings and associated hard surfacing in the central area of the Site (Plots 21-29) in conjunction with plots 18, 19 and 20 which front the Site will be highly visible in cross valley views. All of these changes will have a significant effect on the visual character of the development and the scenic quality of the landscape in this prominent location on the edge of Linton.

In the Bidwells LVIA the sensitivity of the River Granta is assessed as High because of its high value and susceptibility. The LVIA subsequently notes that *"although the Granta River adjoins the southern boundary it would not be impacted as a buffer would be maintained"*. In the approved scheme a strong landscape buffer is proposed to provide this. In the reserved matters application, a road now forms this interface, providing access to a pumping station and to housing which fronts onto the river, with little opportunity for mitigating planting (four trees are proposed in front of plots 18, 19 and 20). This means that there will not be a strong green buffer between the development and the highly sensitive Granta valley.

The changes to the road layout in the reserved matters application includes an additional access point onto Bartlow Road which partially replaces the crucial north-south pedestrian link through the southern parcel. As a result, the integrity of this pedestrian

link as a green corridor, which is a key component of the approved scheme, has been compromised. The northern part of the pedestrian link now follows a road adjacent to dwellings, crossing the eastern access road to the Leap. The Leap no longer links to the woodland buffer on the eastern boundary but is adjoined by a further road and dwellings. As well as compromising the integrity of the green link, this also weakens the effects of the woodland buffer in integrating the development into the wider landscape on the prominent entrance to the village. At the southern end of this spurious green link, where the pedestrian route joins the Granta valley, the path is squeezed between buildings (plot 18 and 31) with no space for tree planting. In this area, the approved scheme proposed buffer planting to the Granta valley, linking to this pedestrian corridor (see point above), yet the soft landscape proposals indicate just two trees in this area.

As mention above, the integrity of the 30m woodland buffer on the eastern boundary of the Site has been weakened as it no longer links to the green corridor and the LEAP. The location and extent of this buffer is fundamental to the approved outline scheme in integrating the development into the wider landscape on the prominent entrance to the village. The inclusion of hammerheads in the reserved matters application, in both parcels, suggest a later phase of development on the agricultural land to the A1307. Although the overall size of the woodland buffer is compliant with the approved outline scheme, the inclusion of these hammerheads and the grassed gaps in both parcels weakens the effect of the landscape buffer.

Maintaining the agricultural land in conjunction with the proposed woodland buffer to provide a strong new settlement edge, followed recommendations by Bidwells following their LVIA of the outline planning application for 78 dwellings. Approval of the outline application was granted on the revised scheme for 55 dwellings and the woodland buffer; and as such, a later phase of development cannot be considered. As noted previously, the soft rural edge of

Linton makes a critical contribution to its strong landscape character and the village's historic landscape setting. The agricultural land and the woodland buffer are essential in creating a new soft rural edge to the village as proposed in the approved outline scheme.

The LCA (The Cambridgeshire Landscape Guidelines: 1. The South East Clay Hills) notes Principles for landscape improvement and management, *"Creation of new woodlands: ideally these should extend or link with existing woods... They should be carefully sited with regard to: - existing or potential views; - wildlife potential; - landform and skyline; - the broader pattern of the landscape"* and *"Hedgerow management: simple enhancement of the landscape could be achieved by allowing selected existing hedges to grow taller; those hedges with the strongest visual and wildlife potential should be selected for this purpose. Historically significant hedgerows should be carefully conserved."* *"Village edges: where unsightly fringes to village meet farmland, woodland belts or broach hedgerows can be used for screening where land is available. Views from roads can be obscured by planting along the road margin. It is important to retain or frame particularly important views of distant skylines, fine village views, church towers, etc. and in these situations, a more open village edge, possibly with short avenues on the entrance roads, will be more appropriate."* *"Footpath corridor improvements; landscape enhancement to local footpaths is needed along selected routes (see Farmland Model A7)."*

With reference to both the LCA guidelines above and the reserved matters application, it is clear that opportunities to strengthen landscape character which were incorporated into the approved scheme, have been missed. The soft landscape proposals demonstrate that there is a significant decrease in the number of trees throughout the development resulting in noticeably less mitigation. As noted above the changes to the layout has meant:

- there are considerably less opportunities for tree planting along roads and within rear gardens which would help integrate the development into the wider landscape.
- There is little additional planting to provide a buffer to the Granta river corridor.
- There is little planting within the north south pedestrian 'green' corridor route and opportunities to create green links connecting to both the Granta valley and the woodland buffer have been missed.

In addition to the above points and following the recommendations in the LCA Guidelines, the proposed woodland buffer along the eastern boundary of the Site could benefit from better integration with the existing woodland along the River Granta which extends south of the A1307.

It is worth noting that the Mitigation Measures (Point 4) on Tree Planting within the Development in the Bidwells LVIA states:

"The site has been designed to retain some areas of open green space and recreational areas, along with a central 'green corridor' to the south. These areas would include further tree planting, which combined with tree and shrub planting within the garden spaces to assist in screening views of the new properties and provide landscape integration and ecological value, reducing adverse landscape effects."

In terms of the more detailed landscape issues, the site is currently elevated land adjoining the eastern development limit of Linton, which is a mixture of housing styles and ages. In this respect the scale and massing of buildings needs to be carefully considered as there can often be an exaggerated sense of height from buildings on a sloping site.

The materials proposed for housing in the street elevations should be informed by the rich historic architecture of the village, and

reference traditional materials as stated in the landscape character of National Character Area 86: South Suffolk and North Essex Clayland, such as: traditional timber-frame, elaborate buildings with exposed timbers, colour-washed render, Georgian red brick or Victorian cream-coloured bricks., or equally as important in the SCDC Design Guide: "plastered timber frame construction, often with decorative pargetting ,flint and weatherboard, Gault brick, plain clay tiles, steep roof pitches, four or five planked doors, casement and sash windows, and chimneys located laterally on the roof ridge, or at gable ends."

The unsuitable mix of housing was identified as an issue at the pre-application stage and during this reserved matters stage has been responded to by NC Architects as "too prescriptive". They state to have simplified their house design, however, designs should be of an appropriate time, and in this case a modern approach to avoid design imitation. The details of the proposed buildings are relatively standard and are considered inappropriate in respect of the current built form. Therefore, the impact of housing numbers, massing and generic proposed house designs on the landscape, townscape and village approach are out of character and do not contribute positively to the settlement of Linton.

It is considered that the effect of the proposed development, as detailed in this reserved matters application, on the landscape and settlement character of the Site and its immediate surroundings, would be far greater than those accepted in the approved outline plan. The key principals of the landscape mitigation have been eroded with substantially less tree planting throughout the Site. This will give rise to significantly greater long term harm on the landscape character and setting of Linton.

Visual Issues

The prominence of the sites position is as a key entry point and gateway into Linton. The approach towards the village is gradual and it can be seen in its countryside setting from the A1307. The Site is situated on a sloping Site on the north bank of the River Granta, to the east of the settlement, which further emphasises the prominence of the Site in long distance views. Development at this edge of the village will affect the character of the approach into the village and key views.

The principal of development on this Site is now established, but the form of this development, subject to this reserved matters application, needs to be carefully considered to prevent adverse visual effects. Linton's position in an open agricultural landscape gives rise to long open views which extend to the skylines and sometimes village rooftops and church towers.

The assessment of the visual effects in the Bidwelll LVIA seems to be reliably prepared with a suitable range of receptors and the assessment is appropriate for a project of this scale. However, it does not assess the effects of the development at Year 15 when landscape mitigation in terms of new tree planting is established.

A number of views (referencing the representative views presented in the Bidwells LVIA) are reviewed to demonstrate the importance of the principals of the approved outline planning consent and how these have been eroded through the detailed design, the subject of this reserved matters application.

The effects of the development on the residential views along Bartlow Road (VP1 and 2) are considered Major/Moderate Adverse in the LVIA due to the loss of the open views across the Granta Valley. It is suggested that new housing would be positioned approximately 25m away from existing properties and incorporate mitigation planting to reduce the impact. However, the scale and massing of the new housing, its character in terms of the architectural detail and

building materials does not reflect the existing street scape and settlement character of Linton. In addition, private driveways onto Bartlow Road leave little room for mitigation planting and this will have a significant effect on visual amenity. The existing hedgerow will be removed, degrading the rural approach to the village. Although the reserved matters application resembles the approved outline scheme, setting back housing beyond a private driveway and retaining and enhancing the existing hedgerow would be a more appropriate landscape led response to retaining the rural settlement character of Linton and reducing the effects of the development on residential views.

In views from across the valley to the south (VP12), the prominent sloping Site on the edge of the village is clearly visible. The visualisation demonstrates that the mitigation planting (predominantly in rows along the roads and in rear gardens which are aligned to the contour) has some effect in breaking up the development and integrating it with existing trees in the wider landscape.

Views from the footpath running adjacent to the northern parcel (VP4) show how important the retained agricultural land and the woodland buffer is to maintain open views of the landscape and to screen the new development respectively. The break in the woodland buffer and hammerheads to 'link to further development' compromises the integrity of the buffer and the purpose of retaining the agricultural land.

In views from the east (VP 6, 9 and 10) the importance of both the retained agricultural land and the woodland buffer are demonstrated. They contribute to both the visual amenity of road user of the A1307 and Bartlow Road as well as the perception of Linton in its landscape setting. The setting of Barham Hall and Barham Cottage (VP10) which are Grade II* and II listed buildings, respectively are also represented in these views. The visualisation for VP6 clearly

demonstrates why the original scheme of 78 dwelling was revised to retain part of the agricultural land on the east. As noted above the hammerheads and drawing notes (links to further development) in the reserved matters application suggest further development in this area and is contrary to the approved outline scheme. These aspects of the approved scheme are essential in mitigating the effects of the development on the setting of these listed buildings and retaining the rural character of Linton.

In addition to the above views from roads and Public Rights of Way (PRoW), there are a series of permissive paths from Mill Lane eastwards in the river valley to the south of the Site in an area known locally as the Leadwell Meadows/Pocket Park. Views from here were not identified in the Bidwells LVIA as they are not from a PRoW. However, it is usual to consider views from permissive paths as they are often well used and considered locally important. As referred to previously with reference to the layout of the parcels and the changes to the roads, the interface of the development with the Granta valley is now associated with a road providing access to a pumping station and to housing which fronts onto the river with little opportunity for mitigating planting (four trees are proposed in front of plots 18, 19 and 20). This means that there will not be a strong green buffer between the development and the highly sensitive Granta valley which was a fundamental aspect of the mitigation in the approved outline plan. In addition to this, the proposed housing fronting onto the valley are 2 to 2.5 stories high (house styles Kb, S2 and M) with four isolated trees in front of them. Although there is some proposed planting on the boundary of the Site with the river, when viewed from the permissive paths along the river, these buildings will appear overbearing and dominant as their height would be accentuated by the rising ground.

Summary

This report demonstrates that the detailed design, subject to this reserved matters application, is materially different to the Outline approval S/1963/15/OL to which it is linked. The changes to the layout have eroded the principals of the landscape mitigation which formed the basis of the approved outline application with increased effects on the character of the landscape and the settlement of Linton, including key landscape views on the approach to the village and from the river valley. As a result, it is a materially different scheme and is considered less sustainable and contrary to the policy presumption to grant approval under NPPF 2018 paragraph 11.

Liz Lake Associates
February 2019

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S/2487/18/RM. LAND TO THE NORTH AND SOUTH OF BARTLOW ROAD, LINTON, CB21 4LY.

Thank you for your consultation on the above application. Our response is as follows:

Holding Objection

We respond with a holding objection for the following reasons:

The application is premature:

- The submission does not provide sufficient clarity to fully assess the impact of the development. Our comments are therefore pending receipt of this information.
- A number of significant reports were omitted from the submission. Some have been added more recently but we appear not to have had the necessary formal consultation. The information submitted does not appear to have included critical reports which are on the basic checklist, such as an Affordable Housing Statement, a Transport Assessment and an Air Quality Assessment. Our previous responses have provided a list of missing reports that are required in order to show the impact of the scheme.
- Most of the reports that have been submitted are from the 2015 application. They have not been updated to take into account changes to the context and to the scheme.
- The submission fails to relate the site and the development to its surrounding context and to the existing village and landscape. There is insufficient information regarding the impact of the proposed development, including;
 - sections through the site (before and after),
 - changes to the frontages along Bartlow Road (before and after),
 - excavation to deal with levels and swales, banks, steps, ramps and other structures to deal with the substantial changes in level,
 - ancillary structures and buildings such as the pumping station, the swales, boundaries, safety fencing, garages, cycle sheds, provision for maintenance, the LEAP, road surfaces and pavements,
 - Accesses and transport provision including the new bus stop, driveways, footpaths, highways changes and upgrading of the junction with the A1307,
 - Lighting in this rural location,
 - mitigation of noise issues, and
 - management and maintenance of ecological, landscape, drainage and amenity elements of the scheme.
- There was no pre-application community consultation process, so the application does not comply with the criteria of the Localism Act and is uninformed about the local context, constraints and local needs.

The application is materially different to the Outline approval S/1963/15/OL to which it is linked:

- It extends beyond the development boundary of that approval (it was reduced during the progress of the Outline Application),
- The extended area proposes development that is located in an area where land disturbance is prohibited, and

- It proposes development in an area at risk of flooding, and therefore footnote 6 of NPPF 2018 is triggered.

As a result, it is a materially different scheme. It is less sustainable and does not comply with the policy presumption to grant approval under NPPF 2018 paragraph 11.

As it does not comply, it is inappropriate development in principle because it is outside the village framework.

The proposals do not deal with the outstanding issues raised by Linton Parish Council which are relevant to the Reserved Matters.

These concerns are listed in the accompanying letters from LPC and should be read in conjunction with our comments on S/1963/15/OL.

They include the following issues of principle which apply specifically to the RM application-

- Lack of consultation,
- Lack of sustainability,
- Highways issues including the Bus Hub location and additional vehicular accesses,
- Flood risk,
- Proximity to A1307,
- Noise and noise mitigation,
- Development above a national high pressure gas main,
- Lack of clarity about sections through this sloping site,
- Loss of amenity for those using the public park, and
- Character and landscape impact, including key landscape views on the approach to the village and from the river valley.

Subject to the principle of development, LPC notes that the position, extent, layout, design and details of this specific development are not appropriate –

- The landscape harm is increased by additional spread of the development into the countryside,
- The scheme does not respect the prominent gateway position,
- It would create and add to the previous significant flood risks,
- It exacerbates issues of noise by being closer to the A1307.
- The scheme is a generic one, not relating to Linton, and reuses house designs from elsewhere, and
- The proposals comprise over-development, taking into account the numerous constraints of this site.

LANDSCAPE AND CHARACTER

Context

The site comprises 2 fields at the junction of the A1307 and Bartlow Road. They abut the existing settlement of Linton but are outside the village envelope. The Northern field slopes up from Bartlow Road and the Southern field slopes down to include meadowland in the floodplain alongside the River Granta.

The two fields are highly significant to provide separation of the village from the busy A1307. From the viewpoints along the main approaches to the village from the east and south-east,

the two fields provide the most prominent countryside context to the village at the tightest point. This relationship of village to the countryside is close, historic, economic and current.

The sites are very prominent in the approach to Linton and in the long rural views identified in the Design SPD as key characteristic features of the locality. These long views and sky-lines demonstrate and provide the settlement with its significant rural countryside context.

The historic village of Linton is highly significant. It is the District's only Outstanding Conservation Area and has more listed buildings than any other village in the District. The application fields contribute to provide highly significant context, separation and setting to the village. Evidence from the previous applications demonstrate that the southern field in particular, its Roman Road and Anglo Saxon settlement have been strong contributors to the character of Linton for over a thousand years.

Policies

Linton Parish Council's comments on landscape issues are to be updated when LPC and local people are consulted on the additional landscape documents -

LVIA

- The LVIA dates from 2016 and was submitted as part of the Outline application S/1963/15/OL.
- It predates reserved matters relating to the landscape and does not deal with conditions of the Outline consent.
- It does not resolve the issues relating to the previous report and scheme (e.g. that the viewpoint photographs were taken in a ditch and behind buildings).
- The landscape assessment relates to a different scheme.
- The enhancements and mitigation relate to a different scheme.

The photomontages in this LVIA, on which the planning decision S/1963/15/OL was based, are materially different to this current application. In particular, the Councillors made their decision on Outline application S/1963/15/OL with Figures 19 and the Photomontage of Viewpoint 6 displayed in front of them. Neither of these is representative of the current layout.

Page 14 of the LVIA promises compliance of the then NPPF design policy 17, through "a range of landscape enhancements and mitigation measures, including new native buffer planting, footpath linkages, nature conservation features and well considered housing units". But that does not apply to the submitted scheme and information, which generally omits all of those enhancements and mitigation measures shown in the Outline plan and reports.

The Soft Landscape Management and Maintenance plan and the Soft Landscape Specification are both generic, and do not relate to the conditions and constraints specific to this site.

There is no townscape assessment, which should be necessary as the southern part of the development is attached to the existing village, and this site forms one of the major approaches to the village.

There is no submission to deal with the impact of lighting in this prominent rural location at the entrance to the village. It is particularly important that separation between the A1307 and this site is maintained during both night and day.

The proposals increase the likely harm to the landscape and character of the area -

- The extent of the development has spread significantly towards key views and sensitive locations we identified.
- It spreads more into the countryside at the important village approach and it spreads closer towards the sensitive river valley floor and public open space.
- The development will be very prominent on the skyline, especially in the key views.
- The development is contrary to the settlement form and landscape characteristics as defined in the Design Guide.

Lack of clarity over the development and townscape proposals gives cause for concern, including insufficient information on:

- comparisons between existing and proposed street frontages onto Bartlow Road,
- sections through the site & development,
- effect on neighbours
- impact on skylines,
- excavations to deal with ground levels,
- design and appearance of swales,
- design and appearance of the pumping station,
- boundaries,
- garages,
- the LEAP,
- lighting, and
- landscape mitigation for noise (such as bunds).

As a result, the proposal does not comply with NPPF 2018 paragraphs 170 and 185, Local Plan Policy NE/4 and emerging Plan policy NH/2.

ARCHAEOLOGY

The submission is out of date and it comprises the initial reports from S/1963/15/OL and the Archaeological brief. It shows that significant finds were found, which confirms LPC's previous interpretation of the finds, and also shows that the submitted report does not comply with the brief. It has not addressed LPC's previous comments about partial survey, missing drawings and missing conclusions.

As a result, it still fails CH/2 of the Local Plan.

ECOLOGY

There is no Ecological Design Strategy (a requirement of condition 17 of the Outline consent). There is no report and mitigation despite the site being next to a local public open space, a County Wildlife Site, SSSI and where there are likely protected species as identified in S/1963/15/OL.

The previous report dates from June 2014 so is over 4 years out of date. It did not include species such as the Roman Snails subsequently found by local people and specifically included in Condition 17. It also should be updated as other reinstatement of the natural environment have been carried in the locality since 2014.

The species rich hedgerows appear to be removed, and the layout plan shows these are replaced with intermittent indicative trees without hedging. The numerous vehicular accesses would remove the continuity of the most prominent of these hedges. The maintenance proposals are generic and generally refer to maintenance of new planting and trees. There is no certainty for future control and management of any remaining species rich hedging, so it would be vulnerable to loss.

The natural areas and natural buffers are substantially reduced from S/1963/15/OL. Accessible natural areas are also much reduced. The elevations indicate numerous generic trees that on plan are minimal with no provision for future growth. The proposal has no commitment to the provision and protection of species rich areas, wildflower meadows and other biodiversity measures indicated and conditioned in the previous application, and there is no realistic management structure proposed for the future retention of any ecological features on this site.

There is no public access provision to the woodland and The LEAP is minimal, with a very small area alongside dominated by an approx 3M wide swale and its likely fencing.

FLOODING

This site is “an area at risk of flooding or coastal change” and therefore a site to which footnote 6 of NPPF 2018 policy 11 refers. It is also within a River Management Plan Area.

The scheme does not take into account the conclusion of the Planning Committee considering S/1963/15/OL that flood risk would constrain the development and reduce the developable area, so that 55 houses may not be possible on this site.

There is insufficient information to assess the impact of flooding, and particularly the increase in likely risk of flooding arising from the changes to the scheme –

- There is no Flood report and the submission does not deal with conditions attached to S/1963/15/OL,
- The previous Flood Report is out of date and does not take into account the flood risk measures in this part of the river,
- The surface water reports appear generic and based on statistics from the whole of England and Wales, rather than this application site,
- There is no evidence of percolation tests having been carried out to assess the actual porosity of the soil, and
- The assessment fails to take into account that the EA maps are not representative of the actual flood risk and of the highest flood levels reached in this locality, as evidenced by local photographs and mapping provided in S/1963/15/OL.
- There is no clarity about bunding for homes and the swales. These are likely to have a significant impact on the appearance of the development.

The proposed development is likely to exacerbate the flood risk –

- There is a significant increase in built development over the site and a significant reduction in the planting of trees,
- There are additional obstructions proposed within the lowest part of the site, including a Pumping House, which if it floods, is likely to contaminate the river and the SSSI,

- The location of the swales in the lowest part of the site results in the swales being ineffective when most needed and is likely to cause river surge and greater damage to properties and people downstream,
- There is no certain provision for the management and maintenance of the pumping house, swales and other drainage on the site,

NPPF 2018 paragraph 163 requires that decisions should ensure that flood risk is not increased elsewhere. Paragraph 170e requires planning decisions to prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels water pollution. It also requires development to improve the local environmental conditions wherever possible and to take into account river basin management plans. Local Plan DPD policy DP/1 requires that in order that development be sustainable, it should also minimise flood risk. The proposed development fails to do this. It also fails Policies 4.3, 4.6, 4.8 and 5.1 of the Cambridgeshire Flood and Water SPD.

HIGHWAYS

There is no Highways report. The one relied on for the Outline consent dates from 2011, so is considerably out of date. The traffic levels have increased substantially in the last 8 years, and especially since the 2016 Planning Committee decision as roads such as Bartlow Road are used as rat runs to avoid the A1307.

There is no clarity over proposals for the promised works to the A1307 junction, to mitigate towards the impact of additional traffic. Certainty is needed about the extent of junction improvements as mitigation towards the increased car journeys, traffic and other highways impacts of this development.

There is no assessment of the impact of the 14 additional entrances, and there is inadequate description of these, and of their visibility splays. These were specifically excluded from consideration in the Outline scheme, but are relevant now.

Most of these are outside the 30mph area. Some of these are very close to the major road junction and are likely to add to the hazard of accessing the A1307 at this point.

There is no assessment of the cumulative impact of this being the location of the proposed City Deal Bus Hub. This is a new but substantial future risk that should have been properly assessed and dealt with as part of this application.

There is no clarity about cycle storage and other relevant transport implications.

There is insufficient clarity about the appearance of the changes, the effect of land slopes, steps and ramps on the numerous driveways and on visibility within the development. Scale sections through the site are critical to understanding how the substantial change in level is dealt with and whether (as is likely) and of the roads and paths are exceeding 1:12. The scheme also needs to take into account the needs of people with reduced mobility, and also the effect of icy weather on the sloping driveways and sloping footpaths proposed as part of this development.

We note additional concerns by the Highway respondent regarding internal layouts, and agree.

The scheme therefore does not comply with the requirements of NPPF 2018 policy 110 b, c and d.

Most of the houses on the site would be over 1km from the nearest village shop and schools, and other village amenities, so these would be unlikely to be accessed on foot. The removal of linkage paths from the scheme ensure that there is no direct connection between the site and local facilities, that the development is isolated by being self-contained and inward looking and that the distances exceed the IHT guidance for maximum walking distances. As a result, the proposal is less sustainable than the Outline scheme.

NOISE

The Noise survey was carried out in 2015 and is out of date. This is essentially the same report as produced over three years ago for the Outline application. We also note that traffic on the A1307 is the main cause identified for the noise, and that traffic has increased substantially since the report was written in 2015.

Insufficient information is given about the receptor positions, and the individual findings at each position, and our previous comments and concerns remain.

Page 5 paragraph confirms the report findings that “Areas of the development at the eastern and southern edges of the site that are closest to the A1307 will be subject to the highest noise levels. The noise survey results show that noise levels at these positions are as follows:

- Average noise levels during the daytime - 57 dB LAeq,0700-2300hrs;
- Average noise levels during the night-time - 54 dB LAeq,2300-0700hrs;
- Typical maximum noise levels during the night-time - 68 dB LMax.”

As the baseline of BS8233 is 50 dB, the noise levels on this site are considerably in excess of these. We understand that every increase of 3dB represents a doubling of sound intensity. So it is likely that the levels surveyed are more than 4 times the BS acceptable level.

The World Health Organization's Night Noise Guidelines for Europe presents evidence of the health damage of night-time noise exposure and recommends threshold values above which adverse effects on human health are observed. An annual average night exposure not exceeding 40 decibel (dB) has been recommended in the Guidelines. The EU has accepted this as the maximum safe level. The levels surveyed are substantially in excess of this. The night time levels on this site are at the levels that the WHO concluded can trigger elevated blood pressure and lead to ischaemic heart disease.

The report with this application proposes that these levels be accepted because greater levels are accepted under BS8233 “in city centres or urban areas adjoining main roads or other transport sources”. However, this is a rural location, where the new residents would have a reasonable expectation of being able to live in rural conditions, to be able to open their windows, and to use their gardens, and of not being made ill by the location of their new homes.

There is no clarity in the report about the proposed mitigation, which for external spaces is likely to have a visual impact, which should be confirmed before any decision is made about the acceptability of this application.

NPPF 2018 paragraph 170e requires planning decisions to prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely

affected by, unacceptable levels of soil, air, water or noise pollution. It also requires development to improve the local environmental conditions wherever possible.

The proposed development would therefore not comply with these policy requirements.

DESIGN

The Design and Access Statement was submitted late, so these are initial comments.

The Statement does not comply with the Planning Portal's basic requirements for a Design and Access statement to contain a description relating to the buildings, site layout and access. It does not explain how the proposed development is a suitable response to the site and its setting.

The development is poor quality design and is not designed for the site -

- The houses are a generic design.
- The plan is based on a flat site.
- The development is isolated from the village and has no integration with the rest of the village.
- The Outline scheme showed paths which could have potentially been connections, but these have been removed and the publicly accessible spaces they were in have been reduced to increase the amount of developed area.

The site plan proposal is designed as if there is no slope to the site. There is no space allocated for embankments, steps, ramps etc, associated with the practicalities of building on a sloping site. These are all issues found with previous sloping sites in Linton, such as at the Police Houses, which constrain the developable area and increase the visual bulk and massing of the development.

The houses are unrelated to the scale and type of houses in Linton. For example house type P1 is a three storey black weatherboarded house, which is advertised in Abbey Homes' brochures as 'The Balfour', "a 3 bedroom townhouse with en-suite and carport parking". Linton is not a town and townhouses are not the characteristic of this locality. Black weatherboard houses are not characteristic of Linton, and nor are isolated tower houses. It competes with the two real tower buildings in Linton, which are both listed buildings and are both functional buildings.

The houses over car parking areas (FOG1 and FOG2) are particularly uncharacteristic of the locality and the rural location. They are not attractive and their security railings and car park frontage would be prominent at street level.

There appear to be no bungalows and more information is required about the housing mix as the types of houses produced do not appear to correspond with the identified local need and the level of provision in the Outline scheme.

The drawings do not present the materials with any clarity. Each house type states the materials are 'for illustrative purposes only'. The proposed materials and combinations are not characteristic of Linton, especially the houses with black weatherboard, the brick lower storey with weatherboard above, the 3-storey black tower, and the red executive style homes.

As such they do not comply with the District Design Guide and do not comply with NPPF 110c, which requires proposals to “create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards”.

SAFETY AND AMENITY

There is currently insufficient information to fully clarify the impact. However, the layout would create significant safety risks, including-

- 14 additional entrances in close proximity to the junction with the A1307,
- Lack of sustainable pedestrian provision and linkages to the village,
- Failure to take into account the slope of the site,
- Failure to take into account the national gas main, and it is likely that a house and garden as well as tree planting would take place within the prohibited zones, and
- Unprotected water swales including one next to a child’s play area.

The slopes of the roads and paths are likely to exceed the 1:12 maximum slope required for waste collection, and it is likely that the excessive slopes would make the roads, driveways and paths unsafe in icy weather.

As a result, the proposal would not comply with NPPF 2018 policy 110c which requires development to create places that are safe, secure and attractive.

OVERDEVELOPMENT

LPC consistently raised concerns about the capacity of this site to accommodate 55 houses, taking into account the distinct constraints of this location and site. The submitted layout demonstrates that the concern was correct and that 55 houses cannot be reasonably accommodated in the space previously allocated.

There are further identified constraints whose impacts still need to be clarified, and whose impact is likely to further affect the developable area and the number of houses this area could reasonably accommodate, should all other issues of principle be resolved.

SUMMARY

The application is premature and does not include sufficient relevant up-to-date assessment to establish its optimum viability.

Once the missing assessments are provided, LPC will comment further.

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SUBMISSIONS OF 17 OCTOBER 2018

REPORTS

PHASE 2 GEO-ENVIRONMENTAL REPORT

This is out of date because it applies to the previous Outline application, for a different applicant.

There are fundamental inconsistencies with its findings and other more up to date reports. These include groundwater levels, which are substantially less than those given.

LPC's expert consultant is commenting separately on the issues.

SCOPE OF APPLICATION

The Applicants have failed to consult Linton Parish Council and to demonstrate they have consulted the other expert bodies as required to establish the flood constraints of the site, which control the detail and extent of development. This both fails to comply with the Conditions of the Outline consent and the requirements of NPPF 43.

Likewise, where it has become clear that the requirements of NPPF 43 were not complied with previously, or were misleadingly provided, NPPF 43 still requires submission of the missing assessments. These include –

- **Archaeology** – where the reports inconsistently reported on the finds and significance of the archaeology, and (for instance) failed to identify the highly significant connection with the Roman Villa site and failed to identify the presence of 2 Roman roads and an Anglo-Saxon village. Since then, a highly significant Mesolithic flint-making centre has also been discovered on this site. The failure to appropriately recognise the archaeological significance and constraints of this site is of substantial concern.
- **Ecology** – where the Outline application reports proposed the retention of species rich hedging and this is now being almost entirely destroyed. The Outline reports failed to deal with protected species present in the locality, including a failure to properly assess the presence of the Roman snails and of newts. We now discover that the previous report based its conclusions on the statement that there were no ponds in the locality, and that instead there are 20 to 30 un-surveyed ponds that could potentially be inhabited by newts. The Parish Council provided a new pond as part of the Flood Management Scheme which has already been colonised by newts, so it is very likely that the mature ponds nearby are also occupied.

The surveys are inadequate as they stand because –

- They are out of date because they were not carried out in the last two years.
- They did not survey the ponds and protected species including the Roman snails and newts
- They were based on different premises - this development now spreads significantly further downhill towards the river beyond the Parameters Map, the

development fragments and removes mature hedging being retained previously, and there is no flood enhancement to offset the harm.

- The most recent drainage report confirms that the water level is less than 1 metre below ground level. This does not provide the separation from development needed for the aquifer.

The ecological basis of the scheme has substantially changed –

- The site is treated as if it is a blank canvas in anywhere land, and needs instead to be dealt with in the context of its Natural Flood Management Area, sensitive water meadow and chalk stream setting.
- The development extends well beyond the Outline consented area, into the property of adjoining residents, and removes the continuous ecological buffer edge shown on the Parameters Plan.
- The development now removes and fragments the continuous mature native hedges and the previously proposed continuous native hedges, substantially affecting the habitats, corridors and movement of birds and animals on the site.
- The willow trees along the river providing flood defence are to be removed.
- The report has now identified that there are 20-30 ponds not previously assessed as part of the Outline consent. As (see above) there is a substantial likelihood there are newts present, these should be assessed and the risks mitigated as required in Law. We have concerns that doing nothing (as the report proposes) would not comply and there are already substantial earth-moving machines and excavations on site for the archaeological phase, without the appropriate statutory survey assessment and protection for species such as newts.
- It seems the protected Roman Snails have also 'reappeared' after the Outline consent. There is no record of the study reported to Planning Committee of the Outline consent (which was not consulted on), and as we previously advised, they should also have the appropriate statutory survey assessment and protection.

The changes affect the principle of development. They demonstrate that the proposal at Outline stage did not appropriately assess and design to take into account the ecology of this site, and the changes ensure that this scheme is not materially the same as the Outline consent.

Policy NH/4.4 requires that where there are grounds to believe that a proposal may affect a Protected Species, Priority Species or Priority Habitat, applicants will be expected to provide an adequate level of survey information and site assessment to establish the extent of a potential impact, prior to the determination of an application.

The changes increase (rather than reduce) habitat fragmentation and weaken (rather than strengthen) ecological networks to aid migration. As a result they would harm green infrastructure and make the biodiversity less (rather than more) resilient to climate change, contrary to NH/4 paragraph 6.18.

The new Ecology consultee's response to this complex scheme shows they are not aware of all the ecological issues relating to this site. It also indicates the ecology report and consultee response is based on comparing the RM proposals with a plan that was indicative and has no planning basis. The proposals should instead be read in conjunction with the Parameters Plan described in Condition 2 and the other issues and concerns previously raised by LPC, local residents and local experts.

- **Flooding** – Concerns have been provided separately by LPC’s expert consultant on surface water drainage and these issues affect the design, management and extent of development.

We also highlight –

- failure to provide adequate up to date flood data, survey and analysis to appropriate standards,
- failure to take regard of current requirements and failure to consult Linton Parish Council and current flood data required under condition,
- failure to provide good practice representative porosity testing across the site,
- failure to provide adequate protection and cover over the aquifer,
- changes to the extent of development beyond the consented development area
- changes to the parameters of the layout which increase flooding of the site (such as increased road entrances, fewer trees and more turning heads including one in the previously river flooded area),
- changes to the flood management of the area (such as the loss of willows contributing to flood protection and the additional storage of water which is likely to have additional surge effects on the river in times of flood).

As submitted it therefore does not demonstrate compliance with NPPF 155 and 160-162.

Also, NPPF 162 requires that where the original assessment was incomplete, or where changes or new information come to light, the sequential tests for flooding are to be reapplied. That means that (in this case) the principle of the development (the appropriateness of this specific site for residential use) should be reassessed.

Subject to this, as so far the RM layouts are based on schemes that do not comply with the Parameters Plan, further assessment needs to be provided once a scheme is provided in accordance with the Outline consent, and once it is clarified how many houses can be provided taking into account the constraints of the site.

- **Highways** – We note a survey taking place at this junction and therefore will comment further when the results to this are known and relevant report consulted on.

In the meantime we note our previous issues raised, including –

- The Outline consent did not include numerous additional accesses, and those accesses should have been appropriately located and designed for the speed of the road, the proximity of existing residential accesses, the A1307 major junction and the City Deal bus hub.
- The design should also include the appropriate upgrading of the 1307 junction.
- There is still a failure to design for the slopes of the site, and the steps, ramps and other structures that will need to be installed for the significant slopes may also have some significant impact on visibility splays.
- The numerous new accesses, substantial prominent hard surfaced areas and additional structures to deal with the slopes are likely to have a substantial change to the landscape character of the area, which is likely to appear engineered rather than rural.

- **Noise** – The Outline consent did not fully assess and deal with the substantial road noise from the A1307, and there was no mitigation identified for external spaces. External levels of noise were above the EU acceptable levels and therefore mitigation or re-siting

houses is still required in order to demonstrate that this specific RM design layout scheme and its landscaping complies with HQ/1n and NPPF 170 to protect the health and amenity of occupiers, inside and outside their homes.

Clarity is therefore required –

- It is unclear how much of this site can be developed for the residential use that is sensitive to sound, and therefore how many houses can be provided.
 - Retrofitting sound barriers to deal with external noise would be very intrusive on this prominent site, where the noisiest part of the site is along Bartlow Road which is level with the A1307 and where screening would be most obtrusive.
 - Development solutions such as mounds would again affect the amount of development possible within the developable area and, outside this, would not comply with the Outline consent.
- **Landscape** – Linton Parish Council will provide further comment from an expert Landscape consultant. In the meantime, we note that –
 - The scheme and its assessment does not deal with the substantial effect of this specific development on the sensitive approach to the village, the skyline and the valley.
 - The layout and screening does not comply with the projected impacts described in the LVIA and therefore that LVIA is out of date.
 - The landscape buffer is no longer continuous, and therefore does not comply with the principles and parameters of the Outline scheme.
 - The development extends well beyond the extent of development approved under the Parameters plan of the Outline consent and makes it impossible to comply with that Parameters plan and the relevant condition requiring the buffer to be installed prior to the rest of the development, and to be maintained.
 - The development spreads significantly further into the river valley, its flood meadow and its sensitive small scale rural landscape character, so is detrimental to the openness, appearance and character of the area.

As the number of houses was not clarified at Outline stage, it is required at this RM stage that the constraints and impacts be properly assessed and mitigated for the proposed scheme. The development now has greater prominence, different impacts, and greater spread than previously approved, and therefore the potential impact on the environment is greater.

The extent and layout of the development and its landscaping is incompatible with the Parameters Plan and therefore the scheme does not comply with the Outline consent.

The scheme does not respect, retain or enhance the local character and distinctiveness of the local landscape, so does not comply with Policy NH/2: Protecting and Enhancing Landscape Character.

Failure to comply with the Outline consent

There is a consistent failure to provide the housing and ancillary development within the constraints of the Parameter area and the flood area. The application documents repeatedly refer to an Outline application layout plan which exceeded the Parameter Plan area, but that plan has no planning status as that was indicative and not an approved plan. The repeated failure of this developer and the last developer to contain the development within the

Parameter area indicates that the proposed scheme is overdevelopment of the site in principle, and that there are specific constraints to this site that ensure it is not a sustainable and deliverable development as proposed.

The proposed layout and development extends well beyond the developable area approved in Condition 2 of the Outline consent. This Parameters Plan clearly shows a boundary which is to be provided with a landscaped barrier prior to the construction of any other development, and this landscaped barrier would be impossible to construct and maintain within the submitted RM scheme. Numerous parts of the proposed development breach this boundary and, furthermore, there is substantial development including the pumping station, engineering works, housing, fencing and turning head within the outer area designated as 'undeveloped area'.

If you recall, the additional Flood condition involving consultation with LPC and other experts was imposed specifically to further restrict the development area, because the developer had failed to demonstrate that the development area was not liable to flood and not liable to cause flooding to the existing management scheme and village. The restriction was as required by the then NPPF paras 100 and 101, which restrict sustainable development. This restriction still applies in NPPF 2018 as paragraph 11 footnote 6, Strategic policy 20 and Chapter 14.

As a result, the RM scheme substantially fails to comply with the Outline consent, so is not RM and should be withdrawn or refused on that basis.

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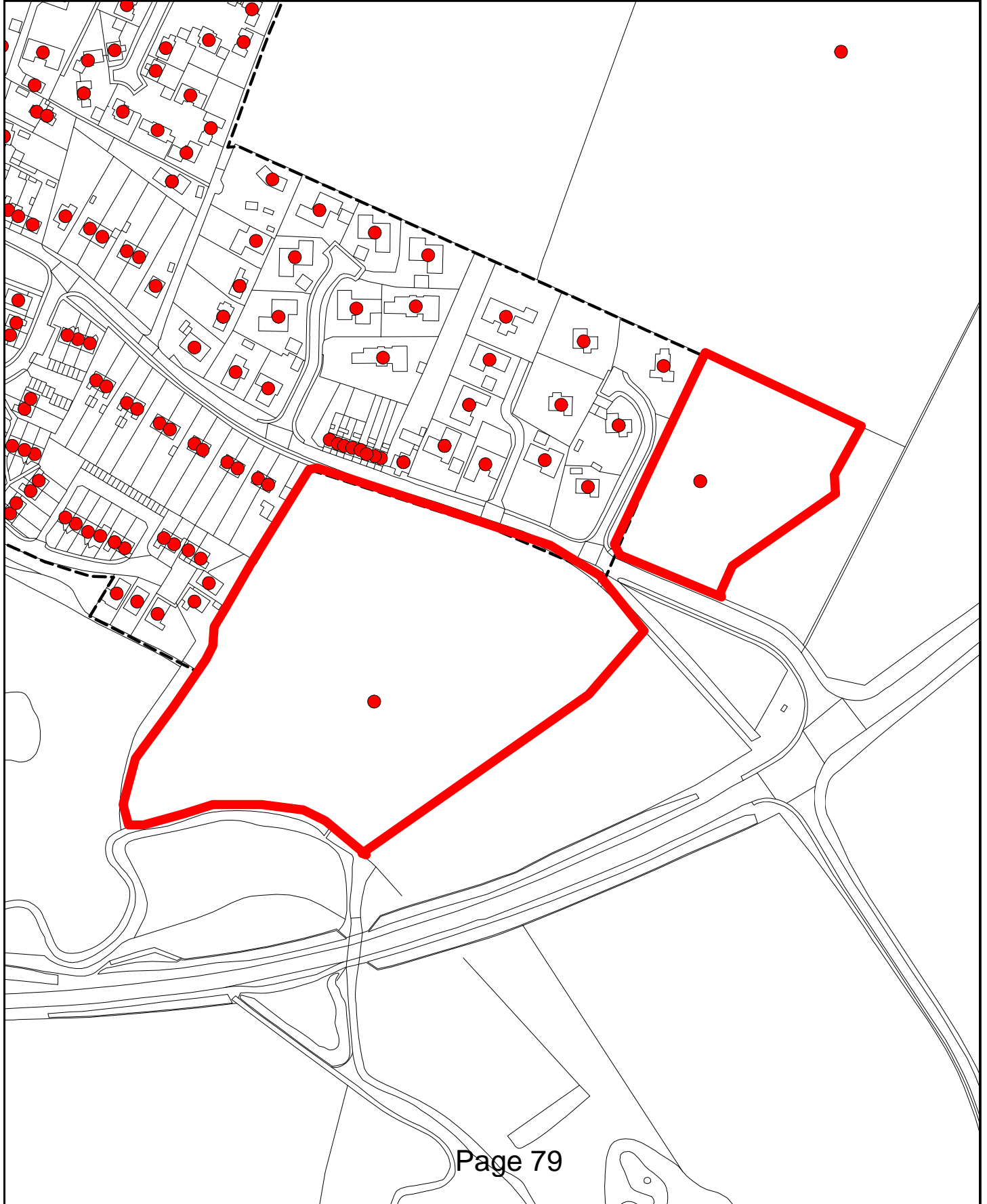
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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 April 2019

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number:	S/4747/18/OL
Parish(es):	Cottenham
Proposal:	Outline application with some matters reserved except for Access, Appearance, Layout and Scale (Resubmission of S/1254/18/OL) for the demolition of existing building on site and erection of replacement Office, Workshop and Security Kiosk
Site address:	Elm Tree Farm, Hay Lane, Cottenham, Cambridge, CB24 8RP
Applicant(s):	Durman Stearn Civil Engineering Ltd.
Recommendation:	Delegated Approval subject to no further representations raising new material considerations following unexpired period of consultation, completion of a s106 agreement and referral of the application to the Secretary of State
Key material considerations:	Principle of Development (including Green Belt) Visual Amenity and Local Character Flood Risk and Drainage Highway Safety, Travel Plan and Parking Residential Amenity and Noise Ecology Trees and Landscaping Contamination Archaeology Sustainability Issues
Committee Site Visit:	09 April 2019
Departure Application:	Yes (advertised 9 January 2019 and re-advertised 27 March 2019)
Presenting Officer:	Michael Sexton, Senior Planning Officer
Application brought to Committee because:	Departure from the Development Plan (development in the Green Belt)
Date by which decision due:	26 April 2019 (Extension of Time agreed)

Executive Summary

1. This is an outline application for the demolition of an existing building and the erection of a replacement office, workshop and security kiosk, with matters including access, appearance, layout and scale to be determined at this stage. Landscaping would continue to be a reserved matter for later approval.
2. The Elm Tree Farm site lies outside of the defined development framework boundary of Cottenham, within the countryside and Green Belt. The site is located approximately 1 mile south east of the village of Cottenham, accessed from Hay Lane off Beach Road, which runs between Cottenham and Landbeach. The site is located partially within flood zones 2 and 3, with most of the site within flood zone 1.
3. Historically the site was occupied by the applicant Durman Stearn, a civil engineering and groundwork's contractor, who currently occupy a site in Cottenham High Street in the middle of the village. The application site remains in the ownership of Durman Stearn and has been used for ancillary storage purposes.
4. Durman Stearn is a family owned business with its roots firmly established in the East Anglia region and has been based in Cottenham since 1979. Since that time the company has become a successful civil engineering and groundwork's contractor, providing services to a range of clients in the region. The business currently employs 150 people, 30 of whom are office-based staff with the remainder being mobile employees based off-site. The High Street site is now too small to meet Durman Stearn's business needs, with the group's Business Plan forecast to double business operations in the next five years; therefore, a new site is required to meet the business needs.
5. The outline application seeks to return the Elm Tree Farm site to its former use and create a single site for Durman Stearn, with a facility which will allow space for expansion in the future. The proposed office would provide space for the company's office-based staff and equipment, with the workshop / storage building used for goods deliveries and shipments, as well as the secure storage, repair and maintenance of the company's vehicles. The security kiosk would manage the operation of the site. The remainder of the site would be used as a yard for the storage of materials and plant. A green security fence would be erected around the perimeter of the site.
6. The Elm Tree Farm site is a brownfield site, regularised through lawful development certificate S/1352/16/LD, issued on 20 December 2016. A copy of the lawful development certificate can be found in Appendix A, with a remastered map in Appendix B for clarification purposes.
7. Officers consider the proposed development to constitute inappropriate development in the Green Belt by definition. Officers also consider the proposal to result in additional harm to the openness of the Green Belt.
8. The applicant's agent does not agree with officer's view that the proposed development is inappropriate by definition but has, without prejudice to that view, set out their case for very special circumstances. A sequential test has also been submitted to demonstrate that there are no suitable alternatives to the application site.
9. Officers attach significant weight to the fact that the site is a brownfield site (previously developed land), alongside the lawful use of the site as regularised through lawful development certificate S/1352/16/LD, which includes a large expanse of unrestricted / unconditioned storage and distribution use.

10. Officers are of the view that the applicant has demonstrated the necessary very special circumstances that clearly outweigh the in-principle harm to the Green Belt and the other limited harm in this instance.
11. Officers recommend that the Committee grants planning permission with delegated powers for the completion of a section 106 agreement to ensure the existing use rights of the applicant's present site in High Street, Cottenham are extinguished and to refer the application to the Secretary of State as a departure in accordance with The Town And Country Planning (Consultation) (England) Direction 2009.

Planning History

12. ***Application Site***

S/1254/18/OL – Outline planning permission for the demolition of existing building and erection of replacement office, workshop and security kiosk with some matters reserved except for access, appearance, layout and scale – Withdrawn.

S/1352/16/LD – Lawful Development Certificate for existing use of the land and buildings for B1, B2 and B8 activities – Certificate of Lawfulness Granted.

13. ***Existing Durman Stearn Site (264 High Street, Cottenham)***

S/4698/18/OL – Outline application for up to 1000sqm mixed A1, A2, B1, C3 and D1 with all matters reserved – pending decision.

Environmental Impact Assessment

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

National Guidance

15. National Planning Policy Framework (NPPF) 2019
National Planning Practice Guidance

Development Plan Policies

16. **South Cambridgeshire Local Plan 2018**
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
S/8 Rural Centres
CC/1 Mitigation and Adaption to Climate Change
CC/3 Renewable and Low Carbon Energy in New Development
CC/4 Water Efficiency
CC/6 Construction Methods
CC/7 Water Quality

CC/8 Sustainable Drainage Systems
 CC/9 Managing Flood Risk
 HQ/1 Design Principles
 NH/2 Protecting and Enhancing Landscape Character
 NH/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/14 Heritage Assets
 HQ/1 Design Principles
 E/13 New Employment Development on the Edges of Villages
 E/16 Expansion of Existing Business in the Countryside
 SC/9 Lighting Proposals
 SC/10 Noise Pollution
 SC/11 Contaminated Land
 TI/2 Planning for Sustainable Travel
 TI/3 Parking Provision
 TI/10 Broadband

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

Cambridgeshire Flood and Water SPD – Adopted November 2016
 District Design Guide SPD - Adopted March 2010
 Landscape in New Developments SPD - Adopted March 2010
 Biodiversity SPD - Adopted July 2009
 Trees & Development Sites SPD - Adopted January 2009

Consultation

18. **Cottenham Parish Council** – Supports.

In the greenbelt however NPPF allows for engineering buildings. This is an improvement on what is currently on the site and would remove heavy engineering machinery from the High Street and therefore highway safety. Would increase employment. Consistent with our emerging Neighbourhood Plan. Would welcome tree screening to soften the impact. CPC recommends approval.

19. **Cambridgeshire County Council Historic Environment Team** – No objection, subject to condition.

Requests a condition requiring a written scheme of investigation (WSI).

20. **Cambridgeshire County Council Transport Assessment Team** – No objection, following submission of additional information.

Requests a condition requiring the submission of a travel plan stating methods to encourage car sharing, provision of cycle changing facilities and the appointment of a travel-plan coordinator.

21. **Contaminated Land Team** – No objection, subject to condition.

Requests a condition requiring a risk assessment, a remediation method statement, a verification report and the identification of any contamination not considered in the remediation method statement.

22. **Ecology Officer** – No objection, subject to conditions.
- Requests conditions requiring a Construction Ecological Management Plan (CEcMP) and a Landscape and Ecological Management Plan (LEMP).
23. **Environmental Health Officer** – No objection.
- Recommends informatives to minimise the potential for disturbance to neighbouring residents and the requirement for a demolition notice.
24. **Environment Agency** – No objection, subject to conditions.
- Requests a condition requiring a scheme for the provision and implementation of pollution control of the water environment. Information on foul water drainage also provided, alongside informatives for surface water drainage, pollution prevention, contaminated land conservation and a general informative.
25. **Lead Local Flood Authority** – No objection in principle to the proposed development.
- Requests conditions requiring a detailed surface water drainage scheme (based on the agreed Site Specific Flood Risk Assessment And Drainage Assessment prepared by Richard Jackson Engineering Consultants (ref: 48586, Rev B) dated December 2018) and details for the long term maintenance arrangements for the surface water drainage system. An informative that the site falls within the Old West Internal Drainage Board (IDB) district is also requested.
26. **Local Highways Authority** – No objection, following submission of additional information.
- Requests conditions requiring the driveway falls and levels to be such that no water drains onto the adopted public highway and that the proposed amended access be constructed using bound material for at least the first 15m from the boundary of the adopted public highway and an informative relating to works to or within the public highway.
27. **Natural England** – No comments to make on this application.
28. **Old West Internal Drainage Board** – No objection.
- This application for development is within the Old West Internal Drainage District.
- Surface water from the site will discharge into the Board's District. The Board's surface water receiving system has no residual capacity to accept flows over the Board's greenfield run-off rate of 1.1l/s/ha. Any discharge will require the prior consent of the board.
- The site and access track is adjacent to a Board's Main Drain. No works can take place in, over, under or within nine metres of the Drain without the prior consent of this Board.
29. **Sustainable Drainage Engineer** – No objection, subject to conditions.
- Requests a condition requiring details of the maintenance and management of the surface water drainage scheme.

30. **Trees Officer** – No objection.
31. **Urban Design Officer** – No objection.
32. **Representations** – None received.

The redline boundary for the application was amended on 19 March 21019 generating a new round of consultation; letters were issued 19 March 2019, a new site notice was placed at the site on 21 March 2019 and a press notice published on 27 March 2019. These consultations expire on 09 April, 11 April and 17 April 2019 respectively.

Given the nature of the amendment officers do not anticipate any further matters arising from the consultation. Nonetheless, should responses be received material planning grounds on or before 17 April that have not been addressed in this report, officers would seek clarification on whether the application would need to be re-considered by the Planning Committee.

Site and Surroundings

33. The site lies outside of the defined development framework boundary of Cottenham, within the countryside and Green Belt. The site is located approximately 1 mile south east of the village of Cottenham, accessed from Hay Lane off Beach Road, which runs between Cottenham and Landbeach. The site is not located in a conservation area, nor is it near any listed buildings. The site is located partially within flood zones 2 and 3, with most of the site within flood zone 1. The site is surrounded by mature trees and hedgerows, which provide a good degree of natural screening around the site. The trees are not the subject of any Tree Preservation Orders. The site is surrounded by relatively flat and open countryside.
34. Historically the site contained several buildings and other facilities. Most of these buildings have since been demolished, with one main building remaining on the front of the site. To the rear of the site is a pump house building and borehole. The site is relatively run-down and overgrown and used for ancillary storage purposes only as part of the Durman Stearn operation.

Proposal

35. The application seeks outline consent with some matters reserved except for access, appearance, layout and scale (resubmission of S/1254/18/OL) for the demolition of existing building on site and erection of replacement office, workshop and security kiosk.
36. The proposed office building would be erected within the footprint of the existing building on the site, which is to be demolished, with the new workshop built immediately adjacent. The security kiosk would be built close to these two main buildings, retaining the built form of the proposed development in the south-eastern portion of the site. Formalised car and cycle parking would be arranged around the office and workshop buildings. The remaining area of the site would be used for open plant and material storage. The site would be surrounded by a 2.5 metre high security perimeter fence, with gates at the security kiosk.

Planning Assessment

37. The key issues to consider in the determination of this application are: principle of development (including Green Belt), visual amenity and local character, flood risk and drainage, highway safety, travel plan and parking, residential amenity and noise, ecology, trees and landscaping, contamination, archaeology and sustainability issues.

Principle of Development

Development Framework

38. The site lies outside of the defined development framework boundary of Cottenham, in the countryside and Green Belt.
39. Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
40. Officers acknowledge that Cottenham is in the process of developing a Neighbourhood Plan, which was most recently at public consultation stage (11 February to 25 March 2019). The Neighbourhood Plan contains policies which relate specifically to the existing Durman Stearn site on Cottenham High Street and the Elm Tree Farm site, which is the subject of this outline application.
41. Chapter 6 of the Cottenham Neighbourhood Plan, which focuses on improving amenities and facilities, identifies the existing Durman Stearn site as a site for either a new medical centre or small retail or office units with 1 or 2 bed apartments above under Policy COH/3-1.1.
42. Chapter 7 of the Cottenham Neighbourhood Plan, which focuses on encouraging employment, identifies the Elm Tree Farm site, the subject of this outline application, as a new site for Durman Stearn under Policy COH/7-3. The policy states:

Planning permission will be granted for the development of the Durman Stearn site in Hay Lane (see Figure 27) to relocate their engineering business from the village core and business expansion, provided this:

- a) can be shown to increase local employment, and*
 - b) preserves, by sensitive site arrangement, the openness of the Green Belt, and*
 - c) increases, where practicable, public access to the countryside from near Beach Road.*
43. However, given the early stages of Cottenham's Neighbourhood Plan, it can only be afforded limited weight. For the purposes of the assessment of this outline application with respect to Local Plan policy S/7, no Neighbourhood Plan has come into force in Cottenham.

Employment Policies

44. Chapter 6 of the NPPF focuses on building a strong, competitive economy.
45. Paragraph 84 of the NPPF states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to

ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

46. At a local level, policy E/16 of the Local Plan deals with the expansion of existing business in the countryside. The use of the application site has been regularised through a lawful development certificate, reference S/1352/16/LD (Appendix A & B). The development of the Elm Tree Farm site is therefore an expansion of an existing business in the countryside, rather than new employment development on the edge of a village (policy E/13 of the Local Plan).
47. Policy E/16 of the Local Plan supports the expansion of established existing firms which are outside development frameworks, subject to Green Belt policy, where: a) the proposal is justified by a business case; b) there is a named user for the development; c) the scale is appropriate for the location, adjacent to existing premises and appropriate to the existing development; d) there is no unacceptable adverse impact on the countryside from new buildings and/or changes of use of land; e) existing buildings are reused where possible; and f) the development would not have a significant adverse impact on traffic generation.
48. Officers are satisfied that the proposed development is justified by a business case (criterion a), the scale is appropriate for the location (criterion c), there is no unacceptable adverse impact on the countryside (criterion d), the existing building is not suitable for reuse (criterion e), and the development would not have a significant adverse impact on traffic generation (criterion f).
49. To ensure the proposed development is in full accordance with policy E/16, officers consider it reasonable and necessary to impose a named user condition for the development, as required by criterion (b).
50. Policy S/7 of the Local Plan allows for development outside of development frameworks when supported by other policies in this plan; in this instance policy E/16. Therefore, the key in-principle matter for consideration is the fact that the site is located within the Green Belt.

Green Belt

Chapter 13 of the NPPF focuses on protecting Green Belt land.

51. Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances
52. Paragraph 144 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
53. Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, but lists 7 exceptions, which includes:

- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces (criterion d);
 - limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - o not have a greater impact on the openness of the Green Belt than the existing development; or
 - o would not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority (criterion g).
54. Paragraph 146 of the NPPF states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. Engineering operations are referred to as falling within the scope of this paragraph.
 55. Policy S/4 of the Local Plan states that new development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.
 56. Policy NH/9 of the Local Plan states that the redevelopment of previously developed sites and infilling in the Green Belt will be inappropriate development except for 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 (criterion e).
 57. The Design and Access Statement submitted in support of the application claims that the development qualifies against paragraph 145 of the NPPF by virtue of the replacement of a building in the same use and not being materially larger than the one it replaces and the redevelopment of previously developed land (paragraphs 15.12 to 15.16 of the statement).
 58. The replacement building would be contained within the footprint of the existing building and would be approximately 0.6 metres lower in height, although presenting a greater mass at first floor level by virtue of the flat roof design as opposed to the existing pitched roof appearance. Nonetheless, this element of the proposal is not considered to be materially larger or to have a greater impact on the openness of the Green Belt than the existing building.
 59. Officers accept that the replacement office building would constitute an exception under paragraph 145 of the NPPF.
 60. The application includes the erection of a new workshop / storage building, a security kiosk and perimeter fencing for security purposes, along with an area of formalised car and cycle parking. These elements of the development are not considered to fall within the list of exceptions under paragraphs 145 and 146 of the NPPF to the general presumption against the construction of new buildings and other forms of development in the Green Belt. As a result, the proposal would constitute inappropriate development in the Green Belt and has therefore been advertised and treated as a Departure from the Development Plan.
 61. The NPPF makes it clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances

(paragraph 143). The onus is on the applicant to demonstrate why permission should be granted, and the NPPF makes it clear that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations (paragraph 144). It is therefore necessary to consider whether the development results in further harm in addition to that caused by inappropriateness.

Openness of the Green Belt

62. The site is not considered to be in a prominent position or immediately evident from Beach Road / Cottenham Road, being set approximately 290 metres from the public highway. The site is surrounded by mature trees and hedgerows which provide a good level of natural screening from the public realm and allows the site to be read as part of the landscape. There are no public rights of way near to the site which would afford additional viewpoints. Nonetheless, the site can be observed from the public highway and any development on the site increases the potential for the site to be observed. It must also be remembered that when considering the impact on the openness of the Green Belt, this is not affected by planting or tree screening as this is not a permanent feature.
63. The application includes the erection of a workshop / storage building to securely store plant and machinery undercover of the same scale and general appearance of the office building; approximately 23 metres by 20 metres in footprint, creating an additional floor space of approximately 460sqm, with a flat roof approximately 6.95 metres in height. A modest security kiosk is proposed, approximately 3.2 metres in height and creating an additional footprint of approximately 18sqm. 45 car parking spaces and 38 cycle spaces are proposed and incorporated around the new office and workshop buildings, which alongside the security kiosk consolidates the built for and formalised parking in the south eastern portion of the site. The remaining area of the site is for open plant and material storage, covering an area of approximately 8,800sqm. The site would be enclosed by a 2.5 metre high security perimeter fence with security gates next to the kiosk. Although the green security fencing would afford views through to the site (i.e. palisade fencing), it can have a relatively solid appearance depending on the angle from which it is viewed.
64. Turning to the impact of the development on the purposes of the Green Belt, this must be assessed in accordance with both national and local Green Belt purposes.
65. Paragraph 133 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
66. Paragraph 134 of the NPPF states that the Green Belt 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.
67. Policy S/4 of the Local Plan states that a Green Belt will be maintained around Cambridge that will define the extent of the urban area. The detailed boundaries of the Green Belt in South Cambridgeshire are defined on the Policies Map, which includes some minor revisions to the inner boundary of the Green Belt around Cambridge and to the boundaries around some inset villages. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.

68. The supporting text to policy S/4 of the Local Plan reiterates that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and a specific function of some Green Belts, such as the one around Cambridge, is to preserve the setting and special character of historic towns. A number of factors define the special character of Cambridge and its setting, which include the distribution, physical separation, setting, scale and character of Green Belt villages; and a landscape that retains a strong rural character.
69. Due to the intensification of the permanent built form on the site and formalised parking areas, the proposed development would result in a loss of openness.

Visual Amenity and Local Character

70. The application seeks outline consent with the details of appearance, layout and scale included. The application has not included landscape as a matter for consideration at this stage; the specific landscape details would be dealt with at reserved matters stage. Nonetheless, the landscaping around the site, which could be further enhanced as part of the development, plays an important role in considering the impact of the proposal on the visual amenity and local character of the area.
71. Officers consider that the proposed layout of the site would have an acceptable impact on the visual amenity of the area, locating the built form of the development in the south-eastern portion of the site where the existing building is located. By clustering the three buildings together and wrapping the formal parking areas around them, the proposed development minimises and seeks to mitigate the level of visual encroachment into the countryside. Officers also note that the impact of the built development on the visual amenity and local character of the area is further mitigated by the mature trees and hedgerows which surround the site, allowing it to be read as part of the landscape.
72. The layout also reflects the lawful use of the site, as confirmed by lawful development certificate reference S/1352/16/LD, which is considered to be appropriate. This includes a large area of open plant and material storage, which under the lawful development certificate is unrestricted. Officers attach significant weight to the fact that this application provides the opportunity to place a restrictive condition on the height of the storage of materials on the site, an improvement on the existing situation and one which can seek to minimise the impact on the visual amenity and local character of the area (and Green Belt) of this brownfield site.
73. Officers consider the scale and appearance of the buildings to be acceptable and to have taken account of the scale of the existing building on the site. The two main buildings proposed would have similar footprints to the existing building and despite a larger first floor mass by virtue of the flat roof design, would have an overall lower height than the existing building. The incorporation of a flat roof design is considered to mitigate the potential visual intrusion of the buildings into the flat, open countryside. Again, the presence of mature trees and hedgerows are considered to further mitigate the visual impact of the development. The proposed security kiosk is a small ancillary building and is not considered to result in significant harm to the visual amenity or local character of the area.
74. Officers considered it reasonable and necessary to impose a condition requiring the submission of materials for the proposed buildings.

75. Overall, the design, layout, scale and appearance of the proposed development is considered acceptable and officers consider that the visual impacts of the proposed development can be adequately mitigated against. The proposal accords with policies HQ/1 and E/16 of the Local Plan.

Flood Risk and Drainage

76. The site is located within flood zones 1, 2 and 3. The proposed buildings and parking areas are in flood zones 2 and 3 while the area for open plant and material storage is in flood zone 1, which is most of the site.

Sequential Test

77. Chapter 14 of the NPPF focuses on meeting the challenge of climate change, flooding and coastal change.
78. Paragraph 155 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
79. Moreover, all plans should apply a sequential, risk-based approach to the location of development—taking into account the current and future impacts of climate change so as to avoid, where possible, flood risk to people and property (paragraph 157 of the NPPF).
80. Paragraph 158 of the NPPF states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.
81. Paragraph 159 of the NPPF states that if it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.
82. Policy CC/9 of the Local Plan states that in order to minimise flood risk, development will only be permitted where the sequential test and exception tests established by the National Planning Policy Framework demonstrate the development is acceptable (where required).
83. The proposed development is classified as ‘less vulnerable’, being buildings used for offices, general industry and storage and distribution. When applying the ‘Flood Risk Vulnerability and Flood Zone Compatibility’, developments of this nature can be appropriate without the need for an exception test to be applied.
84. The application is supported by a sequential test which sets out 12 different sites which were considered for their potential to host the new Durman Stearn premises. These sites were selected based on their proximity to where current employees reside

(essential as a local employer), the sites existing use (likelihood of obtaining planning consent for engineering or industrial use) and their potential functional use (open land sufficient to accommodate business need).

85. The sequential test examined other sites in Cottenham and then other villages nearby in the district, including Willingham, Rampton, Impington, Histon and Landbeach. Officers consider this to be a logical and appropriate approach given the proposed end-use.
86. The sequential test did not identify any sites more suited for the proposed development than the application site.
87. Based on the information that the Local Planning Authority has before them, officers are satisfied that there does not seem to be a reasonably available site at a lower flood risk level than the site proposed in this application. On this basis officers consider that the sequential test has been passed and development on this site is acceptable.

Technical Flood Risk Mitigation

88. The application has been supported by Flood Risk Assessment. The applicant / agent has also engaged with the Environment Agency for pre-application advice prior to the submission of the outline application; a copy of that pre-application advice has been provided in support of the application.
89. The application has been subject to formal consultation with the Environment Agency, the Lead Local Flood Authority, the Old West Internal Drainage Board and the Sustainable Drainage Engineer and no objection has been raised, subject to the imposition of flood / drainage conditions.
90. Officers consider it reasonable and necessary to impose conditions requiring a scheme for the provision and implementation of pollution control of the water environment, a detailed surface water drainage scheme (based on the agreed Flood Risk Assessment and details for the long-term maintenance arrangements for the surface water drainage system. The informatives put forward by the technical consultees are recommended as part of the consent for the information of the applicant.
92. Subject to the recommended conditions and informatives, officers consider that the application has demonstrated that the development would be acceptable and to accord with policy CC/9 of the Local Plan and NPPF guidance.

Highway Safety, Travel Plan and Parking

91. The application has been supported by a Transport Assessment, a Site Access Appraisal and, following initial objection from the Local Highways Authority and Transport Assessment Team, a 'Response to Highways Comments' and Traffic Survey Results. Following the submission of this additional information, no objection is raised by the Local Highways Authority or the Transport Assessment Team, subject to conditions.
92. As part of the proposed development, the junction between Hay Lane and Beach Road is to be improved and a passing place introduced, to facilitate the safe passage of traffic in and out of the site. The Local Highways Authority are satisfied with the information submitted and has requested conditions relating to the falls and levels of

the access, a bound material finish for at least the first 15 metres from the boundary of the public highway. The conditions are considered reasonable and necessary to ensure the development is acceptable in terms of highway safety.

93. The application site is located outside of Cottenham village on a street with no footpath, dedicated cycle lane or street lighting, therefore potentially increasing the dependence on car travel. A condition requiring the submission of a travel plan which outlining methods to encourage car sharing, the provision of cycle changing facilities and a travel plan coordinator is considered reasonable and necessary to ensure the development promotes the use of sustainable forms of travel, in line with national and local policies.
94. Concern had been raised over the use of the existing High Street site once vacated and the Elm Tree Farm site being in full operation and the potential impact on the highway network, given the nature of the use of both sites. The applicant has been clear that there is no intention to occupy and operate both sites simultaneously once the Elm Tree Farm site was fully occupied. An outline application for a change of use of the existing site has already been submitted (S/4698/18/OL).
95. To ensure there is no significant harm to the highway network from the two sites, the applicant has agreed to enter into a legal agreement that the use of the High Street site cease upon full occupation and operation of the Elm Tree Farm. Such an agreement gives confidence and security that the proposed development would be acceptable in terms of highway safety and highway use.
96. Officers consider the proposed development accords with policy E/16(f) of the Local Plan, which requires the expansion of existing businesses in the countryside to not, by itself or cumulatively, have a significant adverse impact in terms of the amount or nature of traffic generated.
97. The proposed development would provide 45 car parking spaces and 38 cycle parking spaces. The level of provision on site is sufficient to accord with policy TI/3 of the Local Plan.

Residential Amenity and Noise

98. The application site is located a significant distance from the nearest residential property and therefore the proposed development is not considered to result in harm the amenities of neighbouring properties by way of an overbearing impact, loss of light or loss of privacy.
99. The use of the site and its separation from residential properties is such that the proposal is not considered to result in significant harm through noise pollution. No objection has been raised by the Council's Environmental Health Officer. Nonetheless, a condition restricting the hours of work during construction is considered reasonable and necessary.
100. The Design and Access Statement details that the site would operate from 07.00 to 19.00 Monday to Friday and 07.00 to 13.00 on Saturdays. A condition to secure the hours of operation is recommended as part of the consent.
101. No details of any external lighting have been provided as part of the outline application. Officers therefore consider it reasonable and necessary to impose a condition that no external lighting is installed on site without written approval, given the sites location in the countryside and Green Belt and potential impacts of external

lighting, which have not been fully considered as part of this application.

102. Subject to the recommended conditions, the proposed development is considered to accord with policies HQ/1, SC/9 and SC/10 of the Local Plan.

Ecology

103. The application has been supported by a Preliminary Ecological Appraisal, Bat Scoping Letter Report, Bat Activity Survey, and Water Vole Letter Report which have identified several constraints on the site which will require specific mitigation strategies and a low impact bat licence from Natural England.
104. The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the proposed development and has recommended two conditions be imposed as part of any consent. The first requiring a Construction Ecological Management Plan (CEcMP), the second requiring a Landscape and Ecological Management Plan (LEMP).
105. The conditions are considered reasonable and necessary to ensure that the development secures an improved level of biodiversity for the site, in accordance with the policy NH/4 of the Local Plan and chapter 13 of the NPPF, in particular paragraphs 170, 174 and 175, where applications should look to enhance, restore and add to biodiversity.

Trees and Landscaping

106. The application site is surrounded by mature trees and hedgerows, which are to be retained as part of the proposed development. The development is therefore not considered to result in the loss of any significant trees that make a positive contribution to the visual amenity of the area.
107. The Council's Trees Officer has raised no objection to the application and has not requested any conditions.
108. Policy NH/8 of the Local Plan states that any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt. Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.
109. Landscape is a reserved matter at this stage and therefore no specific landscape details have been submitted in support of the outline application. The Design and Access Statement states in paragraph 10.3 that it is anticipated that any future hard landscaping scheme would incorporate a secure metal fence to the perimeter to assist in protecting on site plant.
110. To ensure that the development is acceptable in landscape terms, officers consider it to be reasonable and necessary to impose landscape and a boundary treatment condition as part of the consent, particularly as the landscaping around the site plays an important role in visual amenity and local character of the area and any boundary treatments needs to be carefully considered.
111. Subject to the recommended conditions, the proposed development would accord with policies HQ/1, NH/4 and NH/8 of the Local Plan.

Contamination

112. The application has been supported by a Phase 1 Desk Study Report. The Council's Contaminated Land Team has stated that the site has historically been used as a Civil Engineering Works/Warehouse and Yard and the desk study identified risks associated with onsite above ground storage tanks, chemical storage, vehicle/plant storage & maintenance, an infilled pond and spoil heaps. As per the findings of the submitted report, the Council's Contaminated Land Team recommend that an intrusive site investigation should be carried out to investigate potential risks identified in the report, secured by condition.
113. Subject to the recommended condition, the proposed development would accord with policy SC/11 of the Local Plan.

Archaeology

114. The Historic Environment Team at Cambridgeshire County Council has stated that their records indicate that the site lies in an area of high archaeological potential, situated in a known multi-period landscape. The Historic Environment Team is satisfied that the impacts of the development can be satisfactorily controlled through the imposition of a condition requiring the submission of a written scheme of investigation to ensure that the significance of historic environment assets is conserved.
115. Subject to the recommended condition, the proposed development would accord with policy NH/14 of the Local Plan and NPPF guidance.

Sustainability Issues

116. Policy CC/3 of the Local Plan states that proposals for new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies. Officers considered it reasonable and necessary to impose a condition requiring the submission of appropriate details to ensure the development accords with policy CC/3 of the Local Plan.
117. Policy CC/4 of the Local Plan states that proposals for non-residential development must be accompanied by a water conservation strategy, which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable. This information has not been provided as part of the current application. Officers therefore considered it reasonable and necessary to impose a condition requiring the submission of such details to ensure the development accords with policy CC/4 of the Local Plan.
118. Policy TI/10 of the Local Plan states that new development (residential, employment and commercial) will be expected to contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the district. As a minimum, suitable ducting to industry standards should be provided to the public highway that can accept fibre optic cabling or other emerging technology. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable. Officers considered it reasonable and necessary to impose a condition requiring the submission of appropriate details, prior to the occupation of the office building, to ensure the development accords with policy TI/10 of the Local Plan.

Need for Very Special Circumstances

119. In addition to the harm by reason of inappropriateness, the development is also considered to result in harm by virtue of the loss of openness to the Green Belt. Other impacts, as assessed above, could be satisfactorily mitigated against through the imposition of safeguarding conditions.
120. The applicant's agent does not agree with officer's view that the proposed development is inappropriate by definition but has, without prejudice to that view, set out their case for very special circumstances. It is therefore necessary to consider the justification put forward in support of the proposal and the extent to which these amount to 'very special circumstances'.
121. This justification was initially put forward in brief as part of the initial Design and Access Statement (paragraph 15.17) but superseded by a Design and Access Statement Addendum focused purely on very special circumstances. This justification is set out in summary below:
122. *Allowing a Thriving Rural Business to Expand*
- Cambridge is one of the UK's fastest expanding cities. In order to support this level of expansion, the local industry needs to be able to meet the construction requirements. Durman Stearn has been directly involved with many of the latest economic developments in and around Cambridge and therefore provides an essential service for Cambridge as it emerges as a sub-regional centre.
 - The development of new offices, workshop and yard have become essential to Durman Stearn (CE) Ltd's future expansion plans which despite current uncertainties around Brexit remain very positive and on course to achieve record levels of production and profitability in this current financial year supported by an ongoing and healthy order book from a varied portfolio of clientele.
 - Durman Stearn has provided an operational update from their Managing Director presented at a Board Meeting held on the 23 January 2019 and issued to the Directors in attendance. This highlights Durman Stearn's current financial performances, future contract opportunities and ongoing challenges (*disclosed to South Cambridgeshire District Council on a Private and Confidential basis*).
123. *Supporting Rural Employment Opportunities*
- A sustainable work-life balance:
 - o Of the employees surveyed, 100% of staff lived within 23 miles of the office at Cottenham and 44% of them lived within 10 miles of the office in Cottenham. Durman Stearn's workforce is a local workforce.
 - o Supporting the relocation will mean supporting the expansion of a business which offers local jobs to local people thereby helping to promote a self-sustaining local rural economy. It would be supporting a sustainable business which sources local workforce which means staff do not have to rely on long, costly and unsustainable commutes to work, thereby helping the environment.

- Apprenticeships for local people:
 - o Durman Stearn offers apprenticeships to local school leavers. If Durman Stearn were to relocate out of the area, then this would significantly reduce the apprenticeship programmes available locally to Cottenham. Retaining Durman Stearn's apprenticeship programme locally will ensure continued benefit for the local rural economy in and around Cottenham.

- Local employment opportunities in a Rural Centre:
 - o Durman Stearn is a large local employer, currently providing jobs for 150 staff. The retention of Durman Stearn within the parish will therefore contribute positively to its continued status as a Rural Centre.

 - o Paragraph 3.4 of the Cottenham Neighbourhood Plan notes that limited 'employment opportunities' is a key issue for the village and it sets out an explicit desire to encourage employment opportunities. One of the employment opportunities specifically highlighted within the Neighbourhood Plan as being an important contributor to improved employment opportunities is 'Durman Stearn's expanded village-edge site'. It is clear that the retention and expansion of Durman Stearn within the parish of Cottenham is needed to help improve employment opportunities within the parish and meet the emerging Neighbourhood Plan's aims.

 - o The relocation of Durman Stearn out of the area could have a significant impact on the success of the local employment, particularly within Cottenham itself.

 - o Retention and expansion of a thriving rural business which offers rural employment opportunities in Cottenham to address an identified limitation within the village.

- Supporting businesses and events in a local Rural Centre:
 - o Over and above the employment opportunities at Durman Stearn, the presence of the business has direct benefits for other entities within the village of Cottenham; Durman Stearn employees bring a direct economic benefit to Cottenham by virtue of their daily use of local amenities.

 - o Durman Stearn has historically provided sponsorship to the Fen Edge Festival 2017 and often provided road closures, diversion signs, cones etc. for village events.

 - o If Durman Stearn were to relocate out of Cottenham, then it would no longer be able to contribute to Cottenham businesses and events in the way in which it has in the past which would have a negative economic impact on this Rural Centre

- Supporting local businesses in Cambridgeshire:
 - o Durman Stearn has an array of clients, however, many of these are based within Cambridgeshire which further drives the need to remain within the district. Cottenham provides a relatively central location with easy access to the transport network to move across Cambridgeshire.

It is therefore ideally located to serve the company's existing clientele.

124. *Established lawful use already occurring on site*

- A Lawful Development Certificate for the site was secured under application S/1352/16/LD. This permission secured the site's 'existing use of the land and buildings for B1, B2 and B8 activities' in relation to Durman Stearn's historic use of the site. As such, the site is already lawfully used for the purposes proposed.
- The site is already lawfully used for B1, B2 and B8 activities in relation to the Durman Stearn business and there is already a building on site which is lawfully supporting this use. The application must therefore be considered an expansion of the existing use of this site.
- The current permission for the use (S/1352/16/LD), placed no restrictions on the site. As such, the applicant is able to store materials on site up to any height (say 15m-20m) without breaching the planning permission.
- The applicant would be willing to agree to a condition of permission which restricted the height of the materials stored on the [site to 5 metres](#). As such, by granting permission, the Council would be securing a future for this site whereby the harm to the Green Belt by virtue of the storage of materials on site, is capped.

125. *Making Use of a Brownfield Site*

- The Revised NPPF defines 'brownfield land' or 'previously developed land' as 'land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure'.
- The presence of the existing building on site, ensures that the site is classed as brownfield or previously developed land.
- Paragraph 84 of the Revised NPPF states 'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport....The use of previously developed land ...should be encouraged where suitable opportunities exist.'

126. *Improved Traffic Flows within Cottenham Village (social and environmental benefit)*

- Currently, the location of the Durman Stearn offices requires business traffic (cars, vans and HGVs) to access the centre of the village of Cottenham via Cottenham High Street.
- The presence of HGV's visiting the site in the High Street is undesirable not only because of the pollution caused but also safety arising from the slow-moving, heavy vehicles needing to cross the footway to access the existing site from the High Street.
- Due to the lack of onsite parking, staff are parking in near-by residential streets

which is undesirable not only from the parking perspective but also from the perspective of additional traffic in residential areas.

- In an effort to reduce the speed of the HGV's (and other vehicles) using Cottenham High Street, Durman Stearn constructed traffic calming measures on Beach Road for Skansaon behalf of Cambridgeshire County Council. This has had the desired effect, reducing speed and dissuading larger vehicles from using the route when other preferable routes are available to them. However, whilst Durman Stearn remain located at their existing premises on the High Street, there will be a need for the large Durman Stearn vehicles to regularly use the High Street, even at lower speeds. By relocating all business activities to the Elm Tree Farm site, there will no longer be an essential need for Durman Stearn's HGV's and other vehicles to use the High Street and the traffic calming already in situ will be an added reason to persuade the HGV's to use alternative accesses (i.e. south east along Beach Road and then directly on to the A10 which also provides easy access to the A14, A11 etc).

127. *Existing Site to be Used for a Community-Focussed Development*

- The proposal will allow the existing site to be used for a community-focussed development, for example smaller houses (1 and 2 bed), additional amenities, a medical centre or other community-focussed development. This will improve the High Street and create more sustainable living in a sustainable village. This will also assist in reducing pollution by bringing forward a development close to existing amenities and/or close to residential properties which it will serve.

Officers assessment of the 'very special circumstances'

128. The proposal constitutes inappropriate development in the Green Belt by definition and other harm through a loss of openness. However, it is consistent with Government objectives, as set out within the NPPF, to ensure that the planning system encourages and helps deliver sustainable economic growth and builds a strong, competitive economy (chapter 6) and makes the best use of previously developed land (paragraph 84).
129. Officers attach significant weight to the fact that the site is previously developed land, alongside the lawful use of the site as regularised through application S/1352/16/LD (Appendix A and B). As shown on the map accompanying the lawful development certificate, a large expanse of the site is lawfully B8 storage and distribution use with no restriction on the height of materials which can be stored; such a restriction can be secured through this application which represents an improved scenario for the site and its surroundings.
130. Officers also attach significant weight to the fact that Durman Stearn is a local employer who has been based in the village of Cottenham for over three decades and has developed a high-quality regional reputation and clientele. In addition to this, existing and future employees who work for Durman Stern could well be residents from within Cambridge City or South Cambridgeshire villages.
131. Officers attach limited weight to the allocations with the Cottenham Neighbourhood Plan, given its current status, but acknowledge its contents.
132. Taken collectively, the justification provided by the applicant's agent, as summarised in paragraphs 122 to 127 above, represents a compelling argument in support of the

development and to clearly outweigh the harm to the Green Belt by reason of inappropriateness and the other limited identified harm to the purposes of the Green Belt.

133. Officers are therefore of the view that the applicant has demonstrated the necessary very special circumstances that clearly outweigh the in-principle harm to the Green Belt and the other limited harm in accordance with paragraph 144 of the NPPF.
134. In coming to a view on the merits of the application, members will need to confirm the approach taken by officers, namely:
- (i) Does the Committee agree with the officer view that the proposed development is inappropriate development in the Green Belt?
 - (ii) If it found to be inappropriate development in the Green Belt, members should then proceed to consider the extent of any other harm.
 - (iii) Members should then proceed to consider if there are very special circumstances which clearly outweigh the in principle harm to the Green Belt and any other identified harm, recalling the need to afford “substantial weight” to any harm. If no such very special circumstances exist, planning permission should be withheld. If Members conclude very special circumstances exist, these should be clearly recorded and the application can be approved.
135. Should the application be approved following members conclusion that the development would be inappropriate development in the Green Belt, the application will need to be referred to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2009.

Other Matters

Pre-Commencement Conditions

136. All pre-commencement conditions have been agreed in writing with the agent in advance of this report.

Recommendation

137. Delegated Approval subject to:
- (i) No further representations being received on material planning grounds which have not already been submitted and considered before the expiry of the consultation period following amendments to the application site red line boundary.
 - (ii) The completion of a section 106 agreement for the extinguishment of existing use rights in respect of the applicants existing site at High Street, Cottenham.
 - (iii) 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.
 - (iv) Referral of the application to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2009.

Conditions

138. Outline Matters

- a) Approval of the details of landscaping (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason -The application is in outline only.)
- b) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason -The application is in outline only.)
- c) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason -The application is in outline only.)
- d) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 1064-P01 Rev A, 1064-PO3 Rev B, 1064-P04 Rev E, 1064-P05 Rev E, 1064-P07, 1064-P08, 1064-P09B and 1064-P10 Rev C.
(Reason –To facilitate any future application to the Local Planning Authority under section 73 of the Town and Country Planning Act 1990.)
- e) The landscaping details required in condition 1 shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. The details shall also include a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for the development shall be completed before the site is first occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan September 2018.)
- f) The landscaping details required by Condition 1 shall include a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for the development shall be completed before the development is first occupied in accordance with the approved details and shall thereafter be retained.
(Reason -To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

Use

- g) The development, hereby permitted, shall be carried out on behalf of and occupied only by Durman Stearn Civil Engineering Ltd for a period of no less than ten years from the date of this permission.
(Reason – To ensure the expansion of the existing business in the countryside is in accordance with Policy E/16 of the Local Plan.)

- h) The use of the site shall only operate between the hours of 07.00 to 19.00 Monday to Friday and 07.00 to 13.00 on Saturdays and at no time on Sundays or bank holidays.
(Reasons - To protect the amenity of the area in accordance with policy HQ/1 and SC/10 of the adopted Local Plan 2018).

Amenity

- i) No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- j) Any materials, tools, plants, machinery, or items associated with the operation of the site shall not be stacked or deposited to a height exceeding 5 metres above existing ground level.
(Reason - In the interests of the visual/rural amenity of the area in accordance with Policies HQ/1, NH/8 and NH/9 of the South Cambridgeshire Local Plan.)
- k) During the period of demolition and construction, no demolition and construction work shall take place on the site before 0800 hours and after 1800 hours on weekdays or before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).
- l) No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority.
(Reason - To minimise the effects of light pollution on the surrounding area in accordance with Policy SC/9 of the South Cambridgeshire Local Plan 2018.)

Drainage

- m) No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Site Specific Flood Risk Assessment And Drainage Assessment prepared by Richard Jackson Engineering Consultants (ref: 48586, Rev B) dated December 2018 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the development.
(Reason – To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).
- n) No development shall commence until a scheme for the provision and implementation of pollution control of the water environment (including surface and foul water drainage) shall be submitted and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

(Reason - To reduce the risk of pollution to the water environment in accordance with Policy CC/7 of the South Cambridgeshire Local Plan 2018).

- o) No development above slab level shall occur until a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018).
- p) Prior to the first occupation of any building, details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter
(Reason – To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and of paragraphs 163 and 165 of the National Planning Policy Framework).

Highway Safety

- q) Prior to the occupation of the development, hereby permitted, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include the methods to encourage car sharing, the provision of cycle changing facilities, and the appointment of a travel-plan coordinator.
(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018).
- r) The amended access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
(Reason – In the interests of Highway Safety).
- s) The amended access shall be constructed using a bound material for at least the first 15 metres from the boundary of the adopted public highway to prevent debris spreading onto the adopted public highway.
(Reason – In the interests of Highway Safety).

Ecology

- t) Prior to or concurrently with the submission of the first approval of reserved matters no development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- a. Risk assessment of potentially damaging construction activities.

- b. Identification of “biodiversity protection zones”.
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timings of sensitive works to avoid harm to biodiversity features.
- e. The times during which construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h. Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

(Reason - To protect existing habitats and protected species on site and to enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.)

- u) A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to or concurrently with the submission of the first approval of reserved matters. The content of the LEMP shall include the following:
 - a. Description and evaluation of features to be managed.
 - b. Ecological trends and constraints on site that might influence management.
 - c. Aims and objectives of management.
 - d. Appropriate management options for achieving aims and objectives.
 - e. Prescriptions for management actions.
 - f. Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g. Details of the body or organisation responsible for implementation of the plan.
 - h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details

(Reason - To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.)

Contamination

- v) No development shall commence, unless otherwise agreed in writing by the Local Planning Authority, until:
 - a. The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed

in writing by the Local Planning Authority.

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

(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 SC/11 of the adopted South Cambridgeshire Local Plan 2018.)

- w) No development shall commence, unless otherwise agreed in writing by the Local Planning Authority, until the works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

(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 SC/11 of the adopted South Cambridgeshire Local Plan 2018.)

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

(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.)

Archaeology

- y) No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The WSI shall include:

- a. the statement of significance and research objectives;
- b. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The programme for the analysis, publication & dissemination, and deposition of resulting material. Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

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

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy NH/14 of the South Cambridgeshire Local Plan September 2018.)

Sustainability

- z) No development above slab level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the development.
(Reason – In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)
- aa) The development hereby approved shall not be occupied a water conservation strategy, which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable, has been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details.
(Reason – To improve the sustainability of the development and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the south Cambridgeshire Local Plan 2018.)
- bb) The office building hereby approved shall not be occupied until the office has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.
(Reason – To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the development, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.)

144. **Informatives**

Legal Agreement

- a) This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated

Drainage

- b) This site falls within the Old West Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any work staking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.

It should be noted that the IDB has stated they will only accept flows at a maximum of 1.1 l/s/ha. At present the proposal is to discharge at a much higher rate than this. Agreement must be sought from the IDB or the drainage

strategy should be amended to reflect the reduced rate.

- c) This application for development is within the Old West Internal Drainage District.

Surface water from the site will discharge into the Board's District. The Board's surface water receiving system has no residual capacity to accept flows over the Board's greenfield run-off rate of 1.1l/s/ha. Any discharge will require the prior consent of the board.

The site and access track is adjacent to a Board's Main Drain. No works can take place in, over, under or within nine metres of the Drain without the prior consent of this Board.

- d) Environment Agency:

Surface Water Drainage

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Surface Water Drainage and Infiltration Sustainable Drainage Systems (SuDS). The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here:

<https://www.gov.uk/government/collections/groundwater-protection>. In addition, drainage systems must not be constructed in ground affected by contamination and if the use of deep bore soakaways is proposed, would wish to be re-consulted. The proposals will need to comply with our Groundwater protection position statements G1 and G9 to G13.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Pollution Prevention:

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drainage. Roof water shall not pass through the interceptor.

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

Site operations should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

General:

Any culverting or works affecting the flow of a watercourse requires the prior written consent of the Lead Local Flood Authority (LLFA). The LLFA seeks to avoid culverting, and its consent for such works will not normally be granted except as a means of access.

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

Environmental Health

- e) 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.
- f) Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.

Highways

- g) The granting of planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway; a separate permission must be sought from the Highway Authority for such works.

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 Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File References: S/4747/18/OL, S/4698/18/OL and S/1352/16/LD

Report Author:

Michael Sexton
Telephone Number:

Senior Planning Officer
01954 713417

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Pursuant to an application under Section 191 of the Town and Country Planning Act 1990 ("the 1990 Act") SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL HEREBY CERTIFIES that on 18 May 2016 the uses described in the First Schedule hereto on the land specified in the Second Schedule ("the Property") hereto were lawful within the meaning of Section 191 of the 1990 Act (as amended) for the following reason:

The evidence submitted by the applicant demonstrates on the balance of probability that the uses described in the First Schedule began more than ten years before the date of the application and therefore was lawful at the date of application.

FIRST SCHEDULE

The use of two portable buildings for the purpose of B1a (Office) use, as shaded solid black on the attached plan.

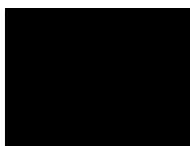
The use of the buildings and land for B2 (General Industrial) use as shaded in black cross hatching on the attached plan.

The use of land for B8 (Storage and Distribution) use as shaded in black hatching on the attached plan.

SECOND SCHEDULE

The site known as Elm Tree Farm, Hay Lane, COTTENHAM, CB25 9FQ, as is marked with a thick black line on the attached plan ('the Property').

Signed

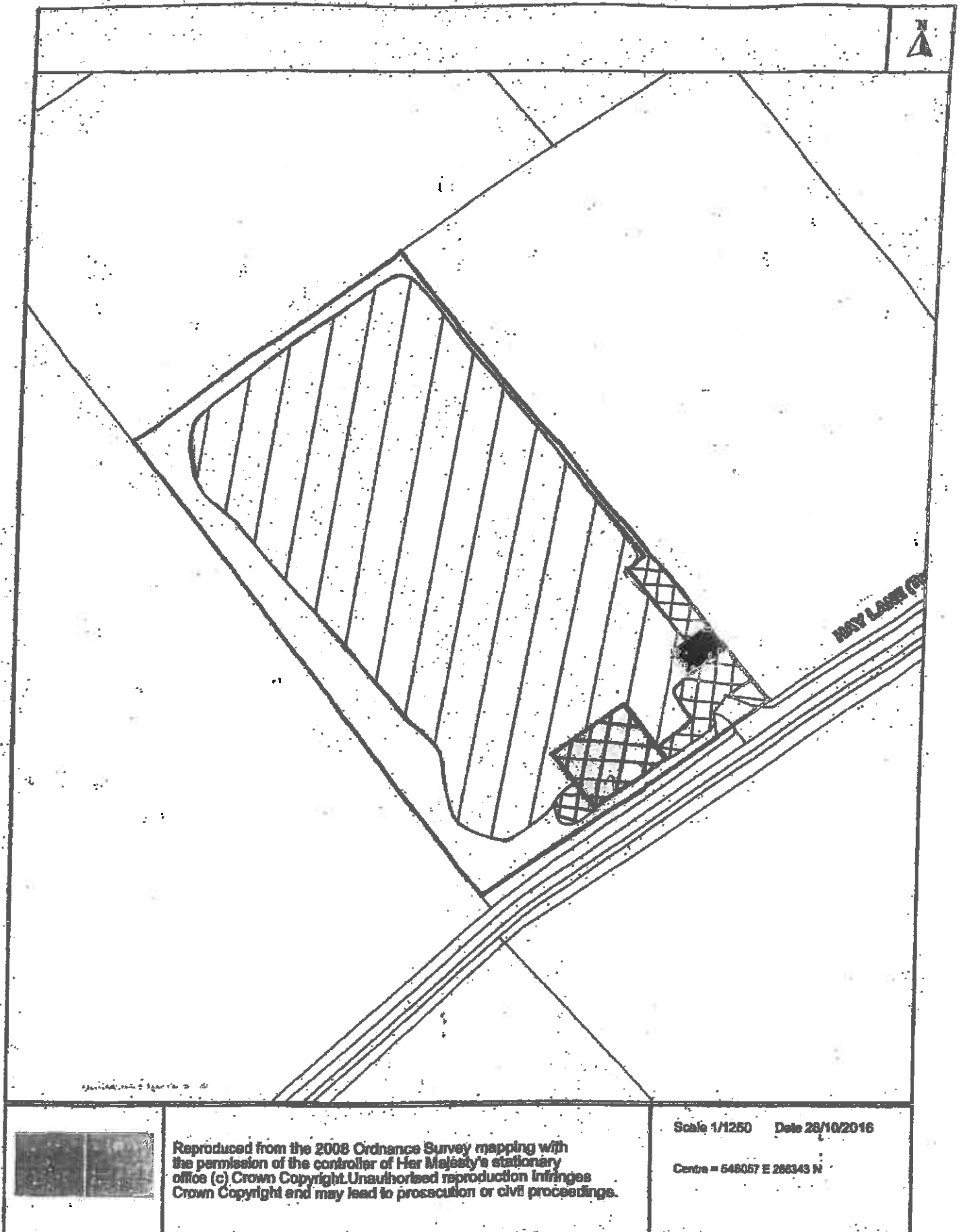


Julie Baird

Head of Development Management, Planning and New Communities

Date: 20th December 2016

1. This certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule on the land described in the Second Schedule was lawful on the specified date and thus was not liable to enforcement action under section 172 of the Town and Country Planning Act 1990 (as amended) on that date.
3. This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.



Scale 1/1250 Date 28/10/2016

Centre = 548057 E 286343 N

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- Annotations**
- B1a - Office
 - B2 - General Industrial
 - B8 - Storage & Distribution



50 m

Scale =
1443 9599999999999

District Wide Constraints (1)

Constraint: Wind Turbines

Restriction: If a proposed wind turbine is 11 metres to blade tip or taller and/or has a rotor diameter of 2 metres or more consult MOD

Consultee: Ministry of Defence - DIO Safeguarding Wind Team

Other_Details: DIO-Safeguarding-Wind@mod.uk



FOR INTERNAL USE ONLY

Scale - 1:2500

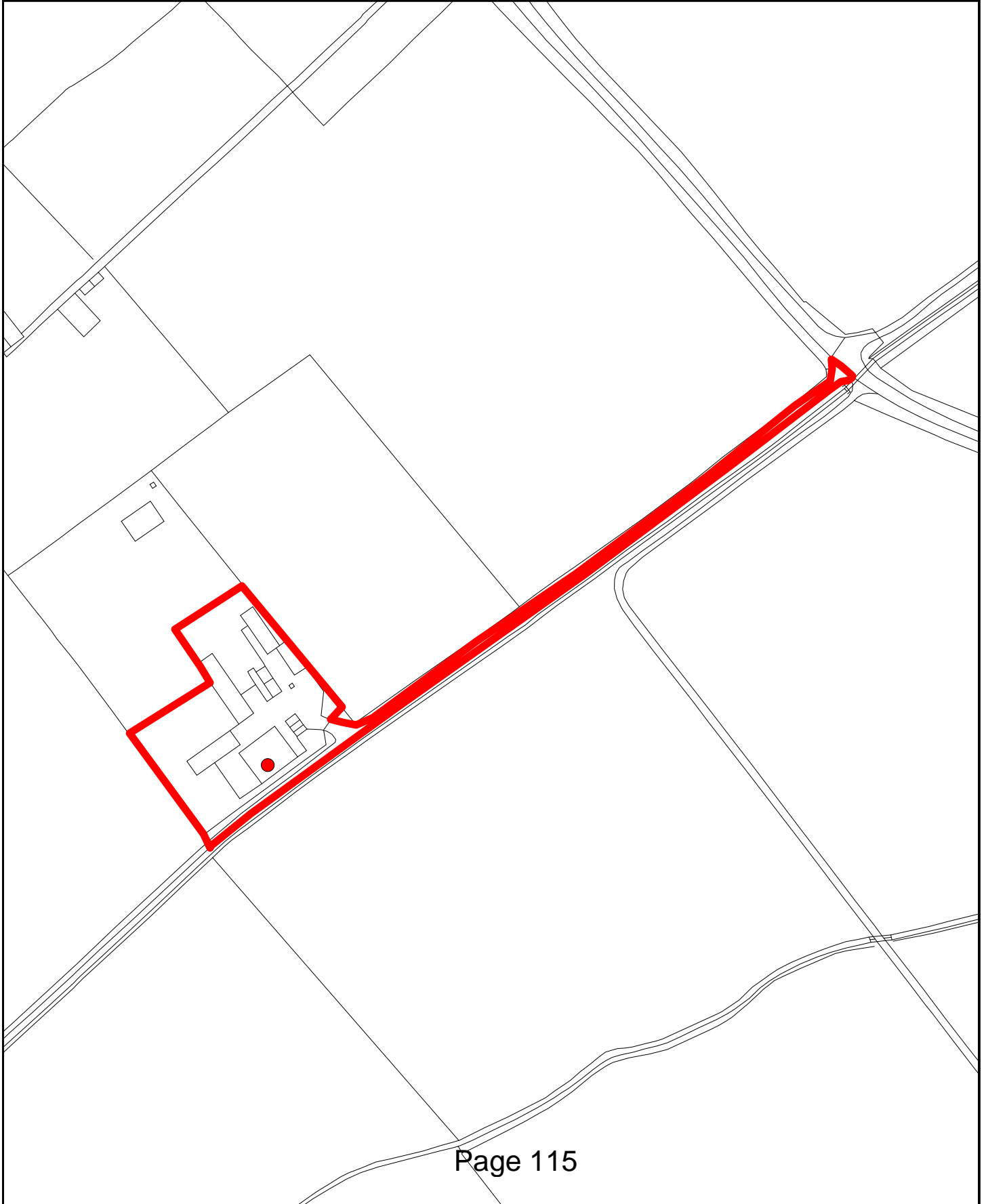
Time of plot: 07:53

Date of plot: 26/03/2019



**South
Cambridgeshire
District Council**

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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 April 2019

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number:	S/3729/18/FL
Parish(es):	Babraham (but adjacent to Sawston boundary)
Proposal:	Full planning application for the erection of 158 residential units and associated access points, landscaping and infrastructure
Site address:	Site H/1:b - Land North of Babraham Road
Applicant(s):	Hill Residential Ltd
Recommendation:	Delegated Approval subject to s106 agreement
Key material considerations:	Principle of development Housing Density Affordable Housing Housing Mix Impact on the character of the area and landscape Layout, scale, design and appearance Residential Amenity Noise Biodiversity Highway Safety and cumulative impact Drainage and Flood Risk
Committee Site Visit:	09 April 2019
Departure Application:	No
Presenting Officer:	Rebecca Ward, Principal Planning Officer
Application brought to Committee because:	The Parish Council's objections conflicts with officer recommendation for approval and this is a significant scheme which would benefit from its determination by the Planning Committee.
Date by which decision due:	12 April 2019

Executive Summary

1. In accordance with the National Planning Policy Framework (2019) paragraph 11, decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay.
2. The site has been allocated for development in the newly adopted Local Plan under

policy H/1(b) and the scheme includes both market and affordable houses. The sustainability of the location has been tested through the Local Plan examination and was deemed to be an acceptable one to develop. The sustainability of Sawston is also reflected through its allocation as a Rural Centre in the adopted Local Plan.

3. Whilst the number of units in the proposal is significantly higher at 158 than that put forward for the allocation at 80, it has been found through a design-led approach and accompanying reports and local circumstances that more homes can be delivered to support the housing needs in the district without causing any harm to any other policy objectives. Policy H1 (1) supports this approach and states that planning permission on the sites might be higher or lower than the allocation amount.
4. During the consultation process third party objections were received raising various material planning considerations. These have been summarised and discussed in this report. Throughout the pre-application and the application process, the cumulative impacts of the scheme against the allocation for 240 dwellings on H1(c) to the south of Babraham Road and other committed developments have also been considered.
5. Following amendments, the layout, scale and appearance of the development are considered acceptable and presents a good quality scheme that will preserve the character and appearance of the area and landscape setting. The scheme has been supported by the Councils Consultancy Unit and guided by the Councils Design Enabling Panel as a result.
6. A S106 agreement will need to be secured for contributions towards key services and facilities within the villages of Sawston and Babraham. Conditions will also need to be applied to any decision notice. For the above reasons, the proposal would accord with the development plan and therefore the proposal is recommended for approval.

Site, Surroundings and Proposal

7. The site is situated north of Babraham Road on the eastern edge of Sawston. Despite its location, the site is within the Babraham Parish boundary. The site is 3.64 ha and predominantly comprises agricultural field. The site has a triangular shape with a small rectangular section removed in the centre that accommodates the two existing residential dwellings (Field View and Sutton House).
8. The site is bounded to the west by Dales Manor Business Park. Immediately to the south of the site is another Local Plan allocation for 240 dwellings, known as H1(c). To the north and east of the site are open agricultural fields that are part of the Green Belt.
9. The full application proposes the construction of 158 new dwellings. The site will be accessed via four new vehicle access points from Babraham Road and footpath connections to the west. The layout incorporates a central area of public open space and local equipped area of play along with a landscape buffer to the east. The scheme includes 63 affordable dwellings (40%) and 95 market houses (60%). A range of tenure types/sizes has been provided and will be considered in this report.

Planning History

10. PRE/0181/18 - Proposed residential development of the site to deliver 161 houses providing. Pre-application discussions included three design workshops with consultees and the scheme was considered at by Design Enabling Panel. General support was given subject to amendments to the layout/design.

S/3078/18/E1 - EIA screening opinion October 2018 - Environmental Statement not required.

S/0696/14/VC – Dales Manor (east) Variation of pre-commencement conditions 8, 9, 10, 18, 23, 25, 26, 28, 32,34 & 35 of planning permission reference S1962/10 (for redevelopment to provide 27 units for B1(c), B2 and B8 uses and erection of 14m high wind turbine) to enable a material start to be made to the approved development.

Planning Policies

11. **National Planning Policy Framework 2019 (NPPF)**
National Planning Practice Guidance (PPG)

12. **South Cambridgeshire Local Plan 2018**

- 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
- S/8 Rural Centres
- CC/1 Mitigation and Adaptation to Climate Change
- CC/3 Renewable and Low Carbon Energy in New Developments
- CC/4 Sustainable Design and Construction
- CC/6 Construction Methods
- CC/7 Water Quality
- CC/8 Sustainable Drainage Systems
- CC/9 Managing Flood Risk
- HQ/1 Design Principles
- HQ/2 Public Art and New Development
- NH/2 Protecting and Enhancing Landscape Character
- NH/3 Protecting Agricultural Land
- NH/4 Biodiversity
- NH/6 Green Infrastructure
- NH/8 Mitigating the impact of development in and adjoining the Green Belt
- H/1 Allocations for Residential Development at Villages
- H/8 Housing Density
- H/9 Housing Mix
- H/10 Affordable Housing
- H/12 Residential Space Standards
- SC/2 Health Impact Assessment
- SC/7 Outdoor play space, informal open space and new developments
- SC/8 Open space standards
- SC/9 Lighting Pollution
- SC/10 Noise Pollution
- SC/11 Contaminated Land
- SC/12 Air Quality
- TI/2 Planning for Sustainable Travel
- TI/3 Parking Provision
- TI/8 Infrastructure and New Developments
- TI/9 Education
- TI/10 Broadband

Saved South Cambridgeshire LDF (2007) Supplementary Planning Documents (SPD):

Affordable Housing

Trees and Development Sites – Adopted January 2009

Biodiversity – Adopted July 2009

District Design Guide – Adopted March 2010

Landscape in New Developments – Adopted March 2010

Health Impact Assessment – Adopted March 2011

Cambridgeshire Flood and Water – Adopted November 2016

The application site comprises a 3ha area of land allocated for development under Policy H1/b of the adopted Local Plan.

13. **Sawston Neighbourhood Plan** - A neighbourhood area has been designated for Sawston and a Neighbourhood Plan is currently being prepared. Given the very early stages in the process, limited weight can be given to this in the determination of the application.
14. **Sawston Village Design Statement** - A Village Design Statement is being prepared for Sawston. This document is still being drafted and has not been adopted.

Consultation

15. **Babraham Parish Council** - Recommendation of refusal and requests for application to be determined by the Council's Planning Committee. Full comments can be found in appendices 1a and 1b of this report.

The Applicant presents their response to comments and arguments for retention of their current scheme to develop H/1:b at a density of 43 dph for a total of 158 dwellings. Babraham Parish Council objects to Application S/3729/18/FL for the reasons detailed in its original objection that has not been addressed, and for the following reasons arising from the Applicant response. In summary the following concerns were raised:

- Amount of units would exceed the Local Plan allocation and harm would arise from this precedent.
 - Additional pressure on local services including educational and medical provision
 - Increase in traffic and impact on the highway network (during construction and occupation)
16. **Sawston Parish Council** - Recommendation of refusal and requests for application to be determined by the Council's Planning Committee. Full comments can be found in appendices 2a and 2b of this report.

We are pleased to note the content of the updated plans and documents now available to the Parish Council. We have discussed these. However we continue by unanimous vote at our Planning and Environment Committee meeting to recommend refusal of the planning application on the basis of:

- Density
- Departure from the local plan which recommends 80 dwellings
- Height of the apartment dwellings which are uncharacteristic of Sawston as addressed by the draft village design statement

- Lack of an objective housing needs analysis as the basis for affordable housing need
- Location of affordable housing (apartment dwellings) at the rear of the site
- Proximity of dwellings to Babraham Road impacting adversely on the rural green approach to Sawston village
- Traffic impact and highways capacity

17. **Urban Design Officer** - From an urban design perspective, the proposals are generally considered to comply with the design objectives set out in Chapter 12 of the *'National Planning Policy Framework'* (2018) and Policy HQ/1 of the Council's Local Plan (2018). The general approach to scale, height and siting of the dwellings are considered acceptable:

1. The layout has generally taken into account comment raised at the Design Workshop and the Design Enabling Panel and this is welcome.
2. The applicant's planning agent had worked collaboratively with Council Officers to engage the local youth population in the design of the play areas. There is a need to ensure that the results of the youth engagement in relation to the choice of play equipment and street furniture are reflected in the final LEAP and LAP layout. This can be secured via a S106 legal agreement.
3. The proposals would benefit from having additional tree planting along the main approach to the development (apartment block frontage).
4. The applicant is asked to submit a spreadsheet setting out the private amenity spaces for each of the dwellings and the communal amenity space for the apartment blocks. This is to demonstrate that sufficient amenity space is provided to all dwellings in accordance with the private and communal amenity space standards set out in Paragraph 6.75 of the Council's *'District Design Guide'* (2010). - submitted
5. The applicant is asked to ensure that the car parking spaces are numbered to demonstrate that they relate well to the respective dwelling they relate to.
6. The site layout can be enhanced by incorporating a focal point to the rear of the main access road and at end of each secondary road leading to views to the north. This can be achieved through the introduction of large statement trees or public art.

18. **Landscape Officer** - No objections. Due to the layout there is little opportunity to include street tree planting within the development. This is disappointing. However, the applicant has included a number of principles to mitigate both landscape and visual adverse effects. These measures will reduce any harm. Additional matters raised include:

- Amendment to elevations on plots 1 & 30 to create more interest.
- Amendment to boundary treatments for plots 5,16,19 and 28 for 1.8mm masonry walls.
- No simple spatial drawing has been submitted which marks out private and public space.

19. **Affordable Housing Officer** - No objections. A development of 158 dwellings would therefore trigger a requirement for 63 affordable dwellings. This development provides the 40% of affordable housing (63 units) as per policy.

For this scheme the required affordable tenure mix would be 44 Rented and 19 Intermediate dwellings. This development complies with the required tenure mix.

Housing Mix - Affordable housing mix complies partly with previous guidance

provided. There are no 1 bed 2 person bungalows provided however all units will be delivered to Building Regulations Part M(4) Cat 2 and will be served by lifts this will allow the housing need for 1 bed 2 person bungalows to be met by utilising the ground floor flats.

Two bed houses are preferred over flats however it is agreed that all units will be delivered to Building Regulations Part M(4) Cat 2 and will be served by lifts, have adequate access to open space and a Local Equipped Area for Play (LEAP). This will allow the housing need for families with up to 2 children to be accommodated in the 2 bed flats. A higher percentage of two bed units have been proposed than the original guidance provided by the Development Officer, however it is acknowledged that this still reflects local housing needs.

There is still an insufficient supply of 3 bed houses, in fact the previous mix proposed 7 x 3 bed 5 person units and this has been decreased to 5 x 3 bed 6 person units. However the sizes of the 3 beds have increased which will suit housing needs much more appropriately. There is an identified need for a small number of 4 bed houses in this area. The scheme now provided 2 x 4 bed 8 person houses, one for affordable rent & one for shared ownership.

Clustering - The layout presented at the pre app meeting showed a single contiguous mass (or cluster) of affordable housing to the north west of the site, with a single smaller cluster facing onto Babraham Road. The large cluster could be described as a 'ghetto' of affordable housing. Acceptable improvements have been made to the layout by interspersing the affordable rent with shared ownership & market housing.

Local Lettings Policy - This site is allocated in the newly adopted Local Plan so therefore does not automatically require a Local Lettings Policy. However we are keen that local people have the opportunity to live on this scheme so would support a LLP subject to all relevant parties being involved in the structure of the document.

20. **Education and Growth Team (Cambridgeshire County Council)** - See memo dated 3 October 2018 (as amended) by CCC. No objections subject to the following mitigation:

New pre-school facility on the Icknield School site or another site within the catchment area. Contributions are sought on the basis of £9,615 per place; therefore a total contribution of £221,145 (£9,615x23students) is required.

New pre-school facility on the Icknield School site or another site within the catchment area. Contributions are sought on the basis of £9,615 per place; therefore a total contribution of £221,145 (£9,615x23students) is required.

Expansion of Sawston Village College by 150 places. Contribution will be sought on the basis of £33,333 per place; therefore a total contribution of £566,661 (£33,333x17students) is required.

Sawston Library Project is served by a community library based within the grounds of the village college. Increase in population would place demand on the facilities. A new community hub including a library is also opening in Sawston. LLL contributions will be used to provide additional resource to meet the needs of the new population. On this basis £42.12 per head of population is required (£42.12x395people) £16,637

21. **Health Specialist** - The HIA report has been graded as A/B, which meets the required standard of the HIA SPD policy. I am satisfied with the breadth and depth of the considerations to health made within the revised report.
22. **Archaeology Officer (Cambridgeshire County Council)** – No objections. This

application area lies on the eastern edge of Sawston to the immediate south of the valley of the River Granta, at an approximate elevation of 26m AOD and is formed of Holywell Nodular chalk formation geology. Archaeological investigations to the immediate north of the site identified isolated Prehistoric activity, a concentration of later Roman features, including enclosures, trackways and a 3rd century juvenile inhumation (Cambridgeshire Historic Environment Record reference ECB4278). To the south of the application area is a cropmark complex of rectangular enclosures of probable Iron Age to Roman date (CHER ref 04118). Archaeological investigations to the east of these enclosures at the land off Lynton Way revealed a Late Bronze Age enclosure (MCB16829). Further enclosures have been identified to the west of the application area, to the north of Babraham Road, for example Bronze Age enclosures (MCB17152) and a D-shaped enclosure (09743) and archaeological investigations revealed remains of a Roman road (CB15777). Further cropmark evidence is present to the south east including ring ditches (09354) and an enclosure and field system (09050).

We therefore do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition.

23. **Air Quality Officer** – No comments received.
24. **Environment Agency** – No objection in principle to the proposed development. Informative/conditions are proposed:
 - Contamination informative to protect pollution to controlled waters
 - Scheme for surface water disposal
 - Piling foundations
25. **Lead Local Flood and Water Authority (Cambridgeshire County Council)** - No objections raised. We have reviewed the revised information and can confirm we are now able to remove our objection. The testing undertaken suggests that infiltration will be suitable for the site. We note however that the current soakaway design is only for up to the 1 in 10 year event rather than 1 in 100 plus 40% climate change. This will need to be updated as part of the detailed design. We therefore recommend the condition for a detailed drainage scheme.
26. **Anglian Water** - No objections raised. The sewerage system at present has available capacity for these flows in accordance with supplied supporting documentation.
27. **Contaminated Land Officer** - No objections. There are no immediately evident environmental constraints that would attract a contaminated land condition, however the proposed development (residential) is particularly sensitive to the presence of contamination, and a condition may have been required on that basis. However, the report and investigation conclude that no residual contamination is present at the site, and there should be no risk to future site users. However, the level of investigation was slightly limited (a development of this size would normally demand a greater number of sample points), but we agree the perceived risk is low. Informative to be included on the decision notice in the event contamination is found.
28. **Local Highways Authority (Transport Assets Team)** - These comments are further to comments dated 28th February 2019 and additional information supplied by the applicant, in relation to an application for 158 dwellings on land north of Babraham Road, Sawston. No Objection subject to Mitigation Package: Sufficient detail has been presented to make a sound assessment. Indicative Mitigation: Should the development go ahead the developer should be conditioned to:

Widening of the existing footway to 3m where possible on Babraham Road on the north side between the site and Walkelin Avenue as part of S278 works

- Relocating the Cambridge bound bus stop from Churchfield Avenue to Babraham Road with the location of a new bus stop shelter as part of S278 works.
- Travel Plan as a condition;
- S106 contribution for bus shelter maintenance (£7,000);
- S106 contribution for Cambridge Road / Babraham Road / Hillside / New Road signal timing and settings review (£10,000);

29. **Local Highways Authority (Engineering)** – The accesses on both sides of Babraham Road (H1(b) and H1(c), as presented on drawing number: SK109 are acceptable in principle to the Local Highway Authority should both developments be brought forward; subject to detailed design.

The following details should be secured:

- Dimensioned standalone drawing showing the footway/cycleway widths carriageway widths etc.
- shared use footway cycleway of 3m in width along the frontage of the entire site to join the proposed pedestrian and cycle facilities along Babraham Road at the entrance to the village and that the applicant provide suitable uncontrolled crossing points along Babraham Road.
- Falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- accesses and drive-ways be constructed using a bound material for at least the first 10m into the site.
- removing any permitted development rights in terms of providing vehicular access to the properties facing Babraham Road.
- management and maintenance of the proposed streets within the development have been submitted.
- Traffic management plan

30. **Definitive Maps Team** - Please note Public Restricted Byway No. 10 Babraham runs through the application site. Whilst the Definitive Map Team has no objection to this proposal, the applicant should be aware of the presence of the public restricted byway, its legal alignment and width. Any hedge planting should be planted a minimum of 2 metres away from the edge of the restricted byway to account for future growth. This should be conditioned if permission is granted. The restricted byway must remain open and unobstructed at all times (condition requested).

31. **Ecology Officer** - No objections. I welcome the updated Preliminary Ecological Appraisal (PEA) (Landscape Planning Limited, December 2019). It has amended advice concerning reptile and foraging bats to a satisfactory level, and recommended a working method statement is produced to remove any residual risk of harm. I am in agreement with this strategy and would recommend securing the method statement through discharge of condition should the Case Officer be minded to approve the application. I would recommend the following CEMP condition is secured.

The applicant has also revised their Landscape Management Plan (Liz Lake Associates, March 2019), Landscape Masterplan (drawing no. 2071 01 G), and provided a copy of the Biodiversity Impact Assessment Calculator, which show that the applicant has taken every opportunity to provide a measurable net gain in biodiversity. The calculation shows there will be a small net loss in measurable biodiversity; however I am of the opinion that no further measurable gain can be found within the current layout. I would therefore suggest an enhancement plan condition be

placed within any decision notice, in addition to securing the LMP and landscape master plan through condition.

32. **Tree Officer** - No arboricultural concerns over the protection of the existing trees and hedgerows but I have significant concerns over the proposed treescape. It appears a number of the proposed lamp posts will conflict with proposed trees within a few short years. Either the lamp posts or trees need to be relocated. The proposed area of trees on the south eastern end of the site is welcomed. The amount of trees throughout the site as a whole is very small.
33. **Environmental Health Officer** - No objections raised to the application subject to planning conditions for :
- CEMP
 - Construction Hours
 - Noise Mitigation Strategy
33. **Sustainability Officer** - No objections. The applicant appears to have a good understanding of the requirements of local plan policy with reference to energy and carbon emissions, and suggests a fabric first approach to achieving the required reductions. I am happy that the approach outlined in the Sustainability and Renewable Energy Statement will deliver a development that meets the requirements of local plan policy NE/3 and NE/12, but due to the estimated nature of the SAP calculations provided, the applicant will need to provide accurate SAP calculations, based on detailed design stage drawings, proving the above mentioned carbon reductions, prior to occupation.
34. **Sports England** - No objections. The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case.
35. **Crime Officer** - No objections. I have reviewed all documents in regards to design and layout and the lighting assessments. I am hopeful that if built to this design it should mitigate against vulnerability to crime. There is some permeability with the development and in that regard would be happy to discuss with the developer consideration for Secured by Design application for the rental and affordable units if not the whole site.
36. **Natural England** - No objection based on the plans submitted.
37. **Cambridgeshire and Peterborough Clinical Commissioning Group (CAPCCG)** - On reviewing the current footprint of these practices, it would appear that the GP practice does have capacity for the additional growth resulting from the development.

Whilst the existing GP practice appears to have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approx.264 residents and subsequently increase demand on services. The development would have an impact on the primary healthcare provision in the area and its implication, if unmitigated would be unsustainable. The proposal should therefore provide appropriate levels of mitigation.

The development would give rise to additional primary healthcare provision to mitigate the impacts arising from the development. A developer contribution will be required to mitigate the impacts of the proposed which would be £59,915. Payment should be made before the development commences and secured through a S106 agreement.

38. **Representations**

Neighbours - Eight letters raising concerns with the proposed development have been received the following material considerations have been raised:

- Proximity of terrace housing to side of Field View and impact bedroom windows
- Proximity of housing to the side and rear of Sutton House
- Density of proposal at 43dph exceeds district design guide of 40dph.
- Siting of terrace housing does not allow views into the countryside
- Scale of the development (apartments) is not in keeping with the area
- Cladding of the apartments will look dark and oppressive from Dales Manor
- Design of terrace housing not in keeping with the character of the area or village.
- Existing byway should be protected during and after construction for horse riders.
- Enhanced crossing point across the Babraham Road where it meets the byway.
- Additional traffic volume on existing road network
- Insufficient parking
- Cars travel along Babraham Road in excess of 30mph and exceed the speed limits.
- Two controlled pedestrian and cycle crossings should be installed along the development for safe crossing points.
- More access points should be installed to the restricted byway which runs along the northern boundary.
- Noise during construction process
- Insufficient infrastructure (education, doctors, services) to cope with the development

Camb Cycle - Requests that a design for a walking/cycling priority crossing of a new access road be used in place of the motorist-priority design.

British Horse Society (BHS) - Restricted Byway should be retained at a width of 3m for its length and hedgerows retained by a management arrangement. Arrangements should be put in place to improve visibility across Babraham Road. Upgrade of the path to the south of Babraham Road as a Non-Motorised User path so horses can also utilise this given increase in road users. Alternative route will be provided if development impacts the Restricted Byway. Any new paths should be designated as a bridle-way to benefit wider groups. Interests of equestrians are to be included in monitoring.

Cambridge Past Present and Future - Object to the application due to density and the proposal should accord with the adopted plan. Requirements of the site specific policy do not appear to be met. Elevations are unfortunate. Lack of openness and landscaping.

John Huntingdon Charity (H1c) - Object to the application on the grounds that the Transport Statement submitted with the application has not taken the cumulative impacts of H1(c) and absence of formal clarification that H1(b) will not be prejudice to the site access of H1(c).

Planning Assessment

39. During the application process one round of amendments were consulted on to address concerns brought up during the consultation process. The following

amendments were made:

- Site layout - including landscaping details
- Access arrangements
- Ecology reports
- Elevations amendments

The following assessment takes into account the amendments.

Principle of development and sustainability of the site

40. The 3.64ha site is within the village development framework of Sawston and has been allocated under policy H/1 for residential development in the adopted Local Plan. The site is no longer in the Cambridge Green Belt. The proposal seeks full planning permission for 158 homes.
41. Policy H/1 states that the site should be developed in accordance with the relevant Local Plan policy requirements and proceeds to state that the number of homes granted permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach and contributions made towards any necessary additional infrastructure.
42. Site specific policy H/1(b) states that the site has an indicative capacity of 80 dwellings. The proposal seeks to introduce 158 new dwellings. Whilst this number would exceed the indicative threshold tested at Local Plan stage, the policy should be applied in a flexible way provided it meets all other policy requirements. These will be assessed through the report.
43. The site specific policy also requires the development to:
 - Contribute to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston.
 - Create a significant landscape buffer along the eastern boundary of the site where it adjoins farmland to provide a soft green edge.
44. The development has been assessed against these criteria under the relevant sections in this report.
45. In accordance with the Housing Trajectory (Annual Monitoring Report 2016-2017) 80 homes are due to be delivered between 2019-2021 on this site. Despite the uplift in units now proposed, the applicant has continued to show commitment to delivering within this timeframe with full completion expected by 2023. If approved the units will contribute towards maintaining the Council's Five Year Housing Supply and the uplift will be of benefit if other sites are delayed.
46. As a matter of principle, the development would accord with the main aims of policy H/1 and H/1(b) of the adopted Local Plan (2018) and is considered to be in a sustainable location on the edge of a Rural Centre. These matters should be given full weight and regard to in the determination of this application.

Education provision

47. Policy TI/9 states that developers should engage with the Children Services Authorities at the earliest opportunity to ensure the appropriate mitigation is identified and can be secured. Cambridgeshire County Council Education department

(children's services) have reviewed the scheme in terms of the impact of the development on early, primary and secondary schools in the catchment. Several third party comments have raised concerns to the capacity of the local schools.

48. The proposed development will generate an early year's child yield of 32 (23 of which will be entitled to free school provision). The CCC has confirmed there is no capacity to take on students from the proposed development and therefore mitigation towards an offsite project is required. A new pre-school facility would therefore need to be provided at Icknield School. The total cost of the project is £500,000 and will provide 52 places. Contributions are sought on the basis of £9,615 per place, therefore a total contribution of £221,145 is required.
49. The proposed development will generate a primary year child yield of 28 students. The CCC has confirmed there is no capacity to take on the students from the proposed development and therefore mitigation towards an offsite project is required. A new expansion to Icknield Primary School or an expansion to Babraham Primary School would therefore need to be provided. The total cost of the project is £4,270,000 and will provide 210 additional spaces. Contributions are sought on the basis of £20,333 per place; therefore a total contribution of £569,324 is required from this development.
50. The catchment setting for secondary school years for the proposed development is Sawston Village College. The proposed development will generate a secondary yield of 17 students. The CCC has confirmed there is no capacity to take on the students from the proposed development and therefore mitigation towards an offsite project is required. A new expansion to Sawston Secondary School would therefore need to be provided. The total cost of the project is £5,000,000 and will provide 150 additional spaces. Contributions are sought on the basis of £33,333 per place; therefore a total contribution of £566,661 is required from this development. The applicant has raised concerns with the cost per place and in their view is unusually high. The County Council are currently providing them with additional information and an update will be provided to the Planning Committee.
51. The developer has agreed to provide contributions towards early years and primary years in accordance with the comments above and they will be secured via the s106 agreement. An update will be provided on secondary contributions. The contributions are considered to be directly related, reasonable and necessary to mitigate the impact of development and therefore would accord with the CIL regulations. In addition to this the infrastructure payment would accord with the requirements of site specific policy H/1 of the Local Plan.

Health Care and Impact Assessment

52. Response to planning applications are now received by Cambridgeshire and Peterborough Clinical Commissioning Group (CAPCCG) who have very recently taken over this responsibility from NHS England.
53. CAPCCG advise that the closest surgery to the site is Sawston Medical Practice. This surgery operates as part of a larger entity which also comprises Linton Health Centre, Barley Surgery in Royston, Market Hill Surgery in Royston and Shelford Medical Practice (together Granta Medical Practices). The surgeries operate as part of a Primary Care Home model where staff come together as a complete care community – drawn from GP surgeries, community, mental health and acute trusts, social care and the voluntary sector – to focus on local population needs and provide care closer to patients' homes. Granta Medical Practice operates under a single boundary map.

54. In such circumstances when assessing the needs of the development, the assessment needs to look at the capacity of the practices as a single entity, rather than the local surgery in isolation.
55. In doing so the CAPCCG confirm that, whilst the development could generate in the order of 264 new patients, the floorspace provided across the surgeries is sufficient to meet the needs of the development. However, despite this identified capacity, CAPCCG have continued in their response to request a contribution of £59,916 from the development but have failed to explain how any contribution would be used to mitigate the impact of development.
56. On the basis of these key points the only reasonable conclusion to make is that the request does not comply with the 3 tests as set out in CIL Regulation 122 and the NPPF and therefore it does not make up the heads of terms in appendix 3.
57. Given the scale of the scheme the application is accompanied by a Health Impact Assessment. Policy SC/2 of the Local Plan states that new development should have a positive impact on the health and wellbeing of new and existing residents. The Councils Health Specialist has considered the HIA(revision c) which has been graded as A/B. This meets the required standard of the HIA SPD (2010) and policy SC/2.

Housing Density

58. Policy H/8 states that housing developments will achieve average net density of 30 dwellings per hectare in Rural Centres. This criterion ensures that land is used efficiently as a finite resource. The second part of the policy states that 'the net density on the site may vary from the above where justified by character of the locality, scale of the development or other local circumstances'.
59. The National Planning Policy Framework (para 122) states that decisions should support development that makes efficient use of land taking into account identified need for different types of housing, local market conditions and viability, the availability and capacity of infrastructure, desirability of maintaining an areas character and the importance of securing a well designed, attractive and healthy place to live.
60. Overall the proposed development delivers 43 dwellings per hectare. However, when excluding the apartment buildings on the western edge of the site, the scheme delivers housing at 31 dwellings per hectare; whilst the area nearest the Green Belt demonstrates density at 20 dwellings per hectare. A plan demonstrating this reduction in density has been included within the submission.
61. Officers and the Design Enabling Panel have encouraged the provision of taller apartment buildings along the western edge due to the position and scale of the industrial units to the west as they act as a visual barrier. Furthermore, there is evidence of local demand to include smaller units within Sawston and Babraham.
62. As such, through a design-led approach, local circumstances dictate that the proposed density is acceptable and would accord with the criteria in policy H/8(2) of the adopted Local Plan subject to all other material considerations.

Affordable housing

63. Adopted policy H/10 states that all developments, which increase the net number of homes on a site by 11 or more, should provide 40% affordable housing on-site. This

policy is partly out of date given the amended definition of 'Major development' in the NPPF (2019) which relates to 10 dwellings or more. This change has not affected the scheme that continues to provide 40% affordable housing onsite.

64. The proposal includes 63 affordable housing units. This equates to 31 units above the indicative threshold in the original allocation. The tenure split of the affordable units is set out below in figure 1. This has been based on the Housing Statistical Leaflet (2018) for Babraham, which demonstrates there is a demand for 8x1-2 bedroom units and for Sawston 99x1bedroom, 49x2bedroom and 18x3bedroom, and 3x4bedroom affordable rented units.

Affordable Rent	Shared ownership	Total
20x1bedroom flats	4x1 bedroom flats	24 units
21x2 bedroom flats	11x2 bedroom flats	32 units
2x3 bedroom houses	3x3 bedroom houses	5 units
1x4 bedroom house	1x4 bedroom house	2 units
44 units (70%)	19 units (40%)	63 units

Figure 1

65. The tenure mix of these units is in accordance with the Council's Affordable Housing SPD of 70-40% split and the scheme has been endorsed by the Councils Affordable Housing Officer.
66. The affordable units will be secured in a S106 agreement. As the site is allocated it does not automatically require a Local Lettings Policy (LLP) within the agreement, however, the applicants/parish council are keen that local people have opportunity to live in this scheme. Given that the development has been designed around local need and that it exceeds the indicative amount set out in the policy, it is proposed that 31 of the 63 affordable units will be allocated first to those with an LLP to Sawston and Babraham. The other 32 units will be allocated based on the district wide register.
67. The proposed development is in accordance with policy H/10 of the Local Plan together with guidance contained within the Council's Affordable Housing SPD. All of the house types meet the Nationally Described Space Standards (NDSS) and they are all proposed to meet M4(2) Accessible and adaptable standard in accordance with policy H/12 of the Local Plan. Given the scale of the scheme, this affordable housing provision should carry significant weight in the determination of the application.

Housing mix (inc. Custom build, M4(2) and National Space Standards)

68. Adopted policy H/9 requires development to deliver a wide choice, type and mix of homes to meet the needs of different groups in the community. The policy states that market homes should consist of 30% 1-2 bedrooms, 30% 3 bedrooms, 30% 4 or more homes with 10% flexibility.
69. The policy also requires that on all sites of 20 or more dwellings developers will supply dwelling plots for sale to self and custom builders and that 5% of market homes in a development should be built to the accessible and adaptable dwellings M4(2) standard (rounding down to the nearest whole property).
70. The proposal includes the provision of 95 market dwellings. In accordance with the policy the 30% requirement each dwelling type should be at least 28.5 units. The proposed mix includes figure 2:

Flats	Houses	Total
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8x1bedroom flats	3x 1bedroom houses	
7x2 bedroom flats	10x2 bedroom houses	28 units (29.5%)
	38x3 bedroom houses	38 units (40%)
	29x 4 bedroom houses	29 units (30.5%)
		95 units

Figure 2

71. The proposed market mix for one/two-bedroom units would fall short of being compliant with the policy criteria by 0.5 units. Despite this small shortfall, the agent has overall still demonstrated that a wide choice of homes will be delivered on the site with a mixture of market homes. The scheme would therefore comply with the main aims and objectives of policy H/9 and paragraph 61 of the National Planning Policy Framework (2019).
72. In terms of self-build, the housing mix policy does not set criteria for how many self-build/custom build units are to be provided within a development.
73. The proposal would introduce four custom-build units (plots 10-13) in zone C. This will equate to approx. 5% of the market mix. This provision would accord with the standards that are being set by other local authorities in the country. These plots will be secured in the s106 agreement and the appropriate marketing of the plot will be undertaken in accordance with the agreed details and in consultation with the Council's housing strategy officers.
74. 53% of the development has been designed to meet M4(2) accessible and adaptable standards (all affordable units and 20 market units). This standard would exceed the requirement of 5% set out in policy H/9. A compliance condition will be included on the decision notice to ensure it is finished to this specification. Furthermore, all of the house types meet the Nationally Described Space Standards (NDSS) in accordance with policy H/12 of the Local Plan.

Impact on the landscape and character of the area

75. The application is accompanied by the Landscape Visual Impact Assessment to assess the likely effects upon the landscape resource, specific views and visual amenity of the area. This has been reviewed/considered by the Councils Landscape Officer.
76. The site is formed from a large arable field, which extends to the north and east and bounded by Dales Manor Industrial estate to the west. A Public Right of Way (PROW) runs along the western boundary of the site. The site was previously within the Green Belt but has now been removed. The site has panoramic views due to the lack of vegetation and flat arable land. It is visible from nearby public footways and Babraham Road/Sawston Road.
78. The South Cambridgeshire Village Capacity Study (1998) described this area of Sawston to be marked by 'large flat arable fields' with 'wide views across open farm land' with a 'harsh but well defined village edge' to the north and south of Babraham Road. Wider views down the village across the site exist with the existing housing and industrial estates create an abrupt urban edge.
79. During the SHLAA (August 2013), part of the reason for H1(b) and H1(c) being allocated was that any new development has the potential to have a positive impact on the landscape setting of Sawston provided the design makes provision of land to ensure a soft green edge to the east.

80. In order to mitigate the impact of the development, the proposal includes a landscape buffer, which will span across the northern-eastern boundary of the site. It will be between 6m-15m in depth with a small wooded area to the eastern tip. This feature is considered to provide a new soft green edge to this part of Sawston in accordance with the requirements set out in H1(b).
81. In terms of the built form, given the scale of the proposed development it will be readily visible from Babraham Road and wider view points and PROWs. The three storey apartment blocks and terrace units along Babraham Road have been located to the western edge of the site adjacent to the industrial units and built up framework.
82. The density of the site then cascades down to the east. This design approach has been endorsed by the Council's Design Enabling Panel and Landscape Officer as it limits the impact the higher/denser units have on the approach into Sawston from the east and from the Green Belt. In addition to the above the proposed dwellings to the front of Babrahm Road will be set back from the road continuing the character of the existing properties of Field View and Sutton House.
83. The proposal would therefore not cause any adverse landscape and visual amenity effects in the long term and would provide a significant landscape buffer that would mitigate the impact of the development to the open countryside in accordance with criteria in site specific policy H/1(d) and policies, NH/2 and HQ/1(a) of the adopted Local Plan. The detailed design, layout and landscaping has been commented on below.

Heritage Assets

84. Church Farmhouse is a Grade II Listed Building located to the east. Existing field boundaries will continue to separate the application site from the listed building and therefore the setting of the building will continue to be sustained in accordance with paragraph 192 of the National Planning Policy Framework.
85. Given the distance from the site to the Conservation Areas of Sawston and Babraham along with intervening development the development would also sustain there current setting in accordance with paragraph 192 of the National Planning Policy Framework.

Layout, appearance, scale and landscaping

86. A full set of technical studies have been submitted with the application and have informed the proposed layout and design of the scheme. This includes climate change mitigation and adaption. The scheme has also been discussed at various pre-application meetings dating back to 2015, Councils Design and Enabling Panel and Youth Engagement workshop.
87. The proposed layout and design of the development has been amended during public consultation to minimise overlooking to residential properties, to enhance landscape features and to improve the public open space.

Layout

88. The proposed layout has been influenced by the existing conditions on the site. This includes the proximity of the adjoining industrial units, the position of the existing residential properties, the byway that runs along the north-western boundary and the requirement for a significant landscape buffer to the north-eastern edge. Based on the

housing mix the development would be required to provide 1163sqm of formal play space, 1163 sqm of informal play space.

89. There will be four new vehicle access points into the development from Babraham Road to access different parts of the development. As per officer and Design Panel advice, the following parameters have been followed:
- The apartment blocks have been located along the western boundary but pulled away from the boundary to minimise any acoustic impact from the existing business park. Mechanical ventilation and heat recovery is proposed on rooms facing the business park so windows can remain closed.
 - The density of the site decreases towards the eastern boundary to give the development a more rural feel as it reaches the new edge of the village.
 - Road and footway links have been provided to connect the site with the existing cycle-paths and footways.
 - The by-way link has been protected and linked into the site for permeability.
 - The landscape buffer has increased along the northern and eastern edge to meet the requirements of H1(b) and provide an improved edge to the village.
 - Public open spaces (including LAP and LEAP) have been located on the site in multiple locations for ease of access by residents (area is approx 1566sqm).
 - Informal open space through the development in total delivering 2462sqm.
 - In terms of renewable energy, the southerly aspect of the site has been utilised to achieve higher levels of passive solar gain.
90. In terms of the affordable housing layout, three of the apartment blocks will be for affordable rent. They will be dispersed between an apartment block for affordable shared ownership units and another for market units. Properties along the road frontage will also be for affordable rent and shared ownership. Officers consider the units to be reasonably well separated by roads, landscaping and open spaces and therefore, despite concerns about clustering from third parties, does not consider that there would be significant harm resulting.
91. The gardens to the dwellings will be a minimum of 50 square metres. The majority of the apartments will have access to a balcony or terrace areas. Therefore the proposal would provide a suitable level of private residential amenity for future occupiers.
92. The layout of the development has been supported by design officers and for the above reasons and would comply with design objectives set out in Chapter 12 of the *'National Planning Policy Framework'* (2019) and Policy HQ/1 of the Council's Local Plan (2018) which seeks to secure a high quality design.
- Scale and Appearance*
93. To the west of the site the proposed building heights are 3.5 storey apartment buildings with the apartment building adjacent to the Green Belt being 2.5 storeys. The proposal then steps down to predominately two storey dwellings of modest size where they meet the countryside.
94. Whilst the apartments are taller than most residential units in the vicinity of the site they are next to industrial units and therefore act as a barrier to the visual impact of these units. This has been considered a suitable design solution. The scale of the rest of the development is reflective of other domestic dwellings found within the wider context of Sawston.

95. In terms of the appearance, the apartment blocks have been designed to give a more industrial presence along the western boundary. The design of the housing is simple with some influences taken from existing houses in the village, including terracing of units along Babraham Road.
96. The applicant has suggested the use of timber cladding, hanging tiles, red roofing tiles, red-brick, buff brick and grey roofing tiles to break up the dwellings and provide variety. The precise details of the external materials will be condition of any decision notice to ensure they are in keeping with the area.

Landscape and trees

97. The application is accompanied by a Landscape Visual Impact Assessment (LVIA) and Tree Survey and Arboricultural Implications report.
98. The Tree Survey indicates that the few trees that are on the site are young and self-set or part of the remnant boundary hedges. The existing boundary along the west is significant and has a series of planted ornamental trees behind it. The remnant hedges along the northern boundary are considered to be poor quality and offer minimal landscape value.
99. As a result of the layout of the development, the main features on the site are along the boundaries and these are shown to be retained and enhanced on the proposed plans. A scheme for their management will be required to ensure they continue to provide a suitable buffer to the development.
100. To mitigate the impact of the development, a landscape buffer will span along the northern boundary (approx. 280m in length and between 6m-15m in depth) that is proposed to comprise of mixed native hedgerow species, small trees and species of rich wildflower grass. Part of this buffer will also include a new perimeter footway which connects to the PROW and officers envisage will continue down and around the edge H1(c). This will connect the existing the established hedgerow to the west. Additional tree/shrub planting will line the streets. Unlike the existing, the hedgerows will be maintained by the management company on the site in perpetuity.
101. The County Councils Definitive map officer has requested a condition for there to be no tree or hedge planting within 2m of the PROW to ensure the vegetation does not encroach onto the path. The proposed plans indicate that the PROW will be 3m in width and will be aligned by a new native hedgerow. The hedgerow will add to biodiversity and will be maintained by the management company. Removing this feature would detract from the character of the area, remove an important biodiversity feature and leave no clear separation between the private car parking areas and the PROW. A management company will ensure it does not over-grow onto the PROW and therefore officers consider the condition to be unreasonable.
102. The Councils Tree Officer felt additional planting should be provided along the street frontages. As a result of this, additional tree planting has been included through the development, there were some areas trees couldn't be included as they were too close to some of the residential units but overall the scheme is considered to have sufficient level of planting that would enhance the character of the development.
103. The types, species, location, stock and details of planting to be retained and new planting has been submitted with the application. These details are considered to be acceptable; however, the landscape officer has requested an amendment to the new hedgerows to ensure more diverse native species are included. In addition, there are

discrepancies on the plans in regards to the internal boundary treatments. Therefore, a condition for this specific detail will be included in the vent the application is approved.

104. For the above reasons that proposal is considered to comply with policy HQ/1(a) of the Local Plan, which seeks to ensure developments, are of a high quality and sympathetic to the surroundings.

Renewable Energy and Water Consumption

105. A sustainability and renewable energy statement (as amended) supports the application. The Sustainability Officer concludes that the applicants appear to have a good understanding of the requirements of the Local Plan with reference to energy and carbon emissions and suggests a fabric first approach to achieving the required reductions. The applicant is also suggesting including 168 solar photovoltaics (PV).
106. Based upon these calculations, the suggested efficiency measures and solar PV system should achieve a 10.65% reduction in carbon emissions when compared to a Building Regs 2013 Part L compliant development, of which 10.04% is achieved using renewable energy generating technology. This would make the proposed development compliant with the requirements of policy CC/3 of the adopted Local Plan. The applicant will need to provide accurate SAP calculations, based on detailed design stage drawings, proving the above mentioned carbon reductions prior to occupation. This can be secured via condition.
107. In terms of water consumption, the application has set out details of how the development would achieve levels below 104.7 litres/person/day. This provision would accord with policy CC/4 of the adopted Local Plan. A condition will be applied to the decision notice for full water conservation and management plan to ensure the applicant complies with the requirements of the policy.

Residential Amenity

108. Policy HQ/1(n) seeks to protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight which avoids unacceptable impacts such as noise, vibration, odour, emissions and dust. The Council also has a District Design Guide (2010) which seeks to guide development in the area.
109. The most affected properties by this development will be Field View and Sutton House. These properties were constructed together in the 1930s and to date have been in an isolated position in the centre of an arable field. Both properties are accessed off Babraham Road. Occupiers of the properties have raised various concerns to the proposed development.
110. Overlooking - As amended, there are no first floor side facing windows located in the elevations of plot 7, 21 or 36. Therefore no direct overlooking impacts to existing windows or garden areas will be experienced from these units. First floor windows will be located in plots 9-13 and which sit at an oblique angle to the garden areas. The proposals include a 1.8m high fence and enhanced boundary treatment around the gardens. Given the separation and the proposed new boundary, overlooking impacts to the garden of Field View or Sutton View would not result in significant harm.
111. Overbearance/Overshadowing - Field View will sit adjacent to plot 7 (approx. 4m gap). Concerns have been raised in regards to the impact of plot 7 to the side facing

windows/rooms in Field View. In officer's view, the guidance set out in the Councils Design Guide SPD (2010) is not directly relevant to this scenario as the windows face the side boundary of the property and not primary windows to the front or rear.

112. Officers visited the properties to consider the impacts. At first floor Field View currently has a (non-obscure) side-facing window serving a bedroom. This window appears to have been more recently installed. Notwithstanding this, there is another principal window to the room providing views across Babraham Road and on this basis significant harm in terms of overshadowing or overbearing to that room is not identified.
113. Concerns have also been raised to the impact to the ground floor bedroom of the same property. The ground floor bedroom appears to be a converted garage and contains two long narrow windows. The occupier explained that the garage was converted a number of years ago. These windows currently look onto the side boundary. At present there are no boundary treatments (fencing or hedging) to obstruct views but under permitted development rights these measures could be carried out by a land owner.
114. It is unreasonable for side facing windows to be given the same protection as forward or rear facing windows given that they rely on an adjacent land for their outlook. Therefore given what could be carried out under permitted development and the fact there is still a 4m gap officers consider significant harm would not result.
115. For the reasons set about above, the proposal is considered to accord with policy HQ/1(n) and provides a good level of amenity for existing and future occupiers.

Highway safety and cumulative impact on the network

116. The National Planning Policy Framework paragraph 109 states developments should only be prevented or refused on highways grounds if there would be an 'unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
117. The application is accompanied by a Transport Statement (TS) by TPA (dated March 2019). Within the TS estimations have been made on the quantum of trips that may be generated by the proposed development.
118. In terms of the car, it concludes that roughly 78 departures and 16 arrivals in AM peak (between 8am-9am) and 64 arrivals and 20 departures in the PM peak (5pm-6pm). In terms of the vehicle distribution, the TS conclude that approximately 48-50% of traffic will travel out of the site to the east (towards Babraham) and 50-52% to the west (into the village).
119. To create a robust evidence base, the applicant has included details of Local Plan allocation sites to predict what the localised traffic increase will be. In addition to this they have also considered the committed developments within the area and general growth predications. This includes the allocation of 240 dwellings on H1(c) on the opposite side of the road.
120. The LHA are therefore content that the site H1(c) has been included within the analysis sufficiently and the cumulative impacts have been considered despite concerns being raised by third parties. When H1(c) comes forward, they will need to address the committed developments like H1(b), and include H1(b) if its approved.

121. From the modelling carried out, the report concludes that when taking the proposed, growth and committed developments there would be limited material impact arising to key junctions around Sawston with the exception of making minor traffic signal amendments (along with contribution for its maintenance). In addition to this the LHA have requested the following mitigation measures in order to encourage future occupiers to use alternative modes of transport inline with policy TI/2 of the Local Plan:
- Widening of the existing footway to 3m where possible on Babraham Road on the north side between the site and Walkelin Avenue as part of S278
 - Relocating the Cambridge bound bus stop from Churchfield Avenue to Babraham Road with the location of a new bus stop shelter as part of S278 (along with maintenance contribution)
 - Travel Plan
122. The LHA do not consider that the additional traffic flow through the village of Babraham from this development would result in the need for mitigation from this application.
123. The applicant has agreed to the provision of re-locating the bus-stop, contributions towards the maintenance of the signalling and travel plan given it will be of merit to future occupiers. However, has raised concerns to the request to widen the existing footway. In their view this measure is not required to mitigate the impact of the development given the small number of occupiers that are likely to use this. Given that this request has been submitted late in the day by CCC, officers will explore options and provide the Planning Committee with an update.
124. In terms of suitability of the access points, the TS data supports the applicant's proposal and demonstrates vehicle visibility splays to the main vehicle accesses into the site can be achieved within the ownership of the applicant and across highway authority land. This information demonstrates vehicles can enter and leave the site safely.
125. During the course of consultation concerns have been raised by the landowners of H1(c) that the four new vehicular access points to the development would prejudice the future delivery of H1(c). In their view there would be insufficient room for new access points taking into account the space they would need to leave between junctions.
126. To address this, the applicants instructed their highways consultant (TPA) to undertake a feasibility study. An indicative plan has been submitted with the amendments which demonstrates that two new access points could be achieved to H1(c) alongside the four access points of H1(b). This information has been reviewed by the LHA who have not raised any objections to this layout.
127. In addition to the above the LHA have also requested a 3m wide footway/cycle-way along the frontage of Babraham Road. The applicant has included a 2m wide footway, however, and states that 3m would be unnecessary given the cycle path on the opposite side of the road. In addition, there would not be sufficient space to the front of the existing properties of Field View and Sutton House to accommodate an increase. Given that crossing points to the main cycle route will be conditioned, on balance, officers consider 2m to be acceptable.

128. The applicant has secured a Section 278 under the Highways Act 1980 to move the 30mph limit towards the eastern edge of the site. This will need to be re-applied for as it expires in May but the principle of moving this has been permitted.
129. The BHS Assistant Access Officer has suggested a horse refuge island is proposed to the south-west corner of the site, which will comprise an area of open space to mount/demount before crossing. This provision can be secured by condition on the decision notice.
130. The BHS Assistant Access Officer has suggested that access should be provided within the development. This is not considered to be appropriate as it would be encouraging horses to use the estate roads.
131. There are no reasons on highways or transport grounds to refuse the planning application for development in this location. The proposal would therefore comply with paragraph 109 of the National Planning Policy Framework which seeks to protect highway safety and limit impacts on the highway network. A travel plan, bus stop re-location, signal amendments will be secured via planning condition to ensure sustainable modes of transports are encouraged when the dwellings are occupied as per TI/2 of the Local Plan. The widening of the footpath will be discussed in more depth and an update provided.

Parking

132. Across the site car parking is provided via private driveways, garages and courtyard parking areas. The car parking levels falls below the standard set out in figure 12 of TI/3 of the adopted Local Plan but these are indicative standards only.
133. The scheme delivers one car parking space per one-two bedroom property and two spaces per three-four bedroom property. Given the sustainable location of Sawston and the good access to a range of amenities including shops, public transport and rights of way, it is considered the level of parking provided is sufficient to meet need in this location in accordance with policy T1/3 of the Local Plan.
134. In terms of cycle parking, each dwelling without a garage will have a shed in their rear garden areas for cycle storage. The apartment units will each have access to an enclosed cycle shed within the grounds. This allocated provision would be in accordance with TI/3 figure 12 which sets out minimum cycle parking provision per dwelling. A compliance condition will be included to ensure the cycle parking is completed prior to occupation of the dwellings.

Flood Risk and Drainage

135. The topography of the site consists of a gentle and steady slope from east to west. There are no watercourses in the area and surface water run-off from Babraham Road currently discharges via a series of small grips into the development area. The site is within a Flood Zone 1 (low risk of flooding).
136. Flood Risk - To determine whether the development would have a detrimental off-site impact to surrounding properties a Flood Risk Assessment was undertaken by Walker Associates Consulting on behalf of the applicants and amended in February 2019. This assessment was originally based on 141 residential units. The increase in units to 158 is marginal in the context of an FRA and as there has been no consultee objections on these grounds. Officers consider the assessment still remains relevant to the site.

137. Flooding from other sources such as groundwater, sewers and from other artificial sources has been found not to affect the proposed development. A small area at the south-west corner of the site is indicated to be affected by surface water flooding due to the grips in the road which causes run-off into the site. However, in consultation with the Local Highways Authority the frontage along Babraham Road will be kerbed with new French drains and gullies.
138. Surface Water Drainage Discharge - The surface water drainage strategy was amended following a holding objection from the Lead Local Flood and Water Authority (LLFA). As amended, the surface water drainage will be dealt with onsite using a series of SuDS measures in the form of soakaways and permeable paving. The testing undertaken suggests that these methods would be most suitable for this site. A condition has been recommended to ensure the design of the soakaways is for 1 in 100 years plus 40% climate change.
139. Foul water drainage - The applicant has confirmed that all sewage pipes on the site have been surveyed. The foul water generated from the site will be connected to the adjacent adopted sewer system on Babraham Road. This will be subject to a S106 connection application with Anglian Water. Anglian Water has confirmed that the sewerage system at present has available capacity for these flows. A condition will be included on the decision notice for a foul water details.
140. For the above reasons, the proposed development is in accordance with policies CC/7, CC/8 and CC/9 of the adopted Local Plan and guidance contained within the Cambridgeshire Flood and Water SPD (2016) which seek to ensure suitable measures are included in new developments to minimise risk from flooding and create benefits for amenity and biodiversity.

Biodiversity

141. The site sits within the Impact Risk Zone of a local statutory site and as the development is for 158 residential units it fits the criteria that require consultation with Natural England. Natural England has provided a consultation response and have raised no objection. There are no non-statutory protected sites that are likely to be impacted by this development. Species records show a healthy population of breeding birds, foraging bats, and other small mammals have been recorded in the vicinity.
142. The application is supported by a Preliminary Ecological Appraisal (PEA) (Landscape Planning Limited, September 2018 and updated December 2019), with field work and data searches conducted in June 2017. The report has concluded that breeding birds may provide ecological constraint, foraging bats may be present, and that some of the grassland margins may be suitable for reptile populations. It has amended advice concerning reptile and foraging bats to a satisfactory level, and recommended a working method statement is produced to remove any residual risk of harm. The Councils Ecology Officer is in agreement with the strategy and has recommended securing the method statement by planning condition.
143. The applicant has also revised their Landscape Management Plan (Liz Lake Associates, March 2019), Landscape Masterplan (drawing no. 2071 01 G), and provided a copy of the Biodiversity Impact Assessment Calculator.
144. The calculation shows there will be a small net loss in measurable biodiversity; however the Councils Ecologist has concluded that no further measurable gain can be found within the current layout and that the applicant has taken every opportunity to

provide a measurable net gain in biodiversity. It is therefore suggested that the applicant over-provides in terms of ecological enhancement features to make up the difference. An over provision of bird boxes, hedgehog boxes, bug hotel features could provide the additional biodiversity enhancement necessary to address National Planning Policy Framework paragraph 175 and policy NH/4 of the Local Plan. A compliance condition has therefore been requested to secure the submitted LMP and master plans.

Noise Impact

145. The application is supported by a Noise Impact Assessment by Cass Allen (dated September 2018). The Environmental Health Officer is in general agreement with the methodology and the consideration that has been given to extant permissions/operations on the Dales Manor Business Park.
146. The average noise levels across the site were generally dictated by road traffic and the operations being undertaken on Dales Manor Business Park. 3D modelling was undertaken and found that acceptable noise levels are predicted to be achieved subject to the implementation of a 1.8m acoustic fencing to allocated gardens and where windows to bedrooms face the business park, ventilation will be installed so the windows can remain closed.
147. This report has been considered by the Councils Environmental Health Officer, who is in agreement with the layout of the site. However, has recommended a condition for the submission of a Noise Mitigation Strategy to ensure the proposed glazing features in the windows that face Dales Manor meet the right specifications.
148. Noise during construction activities is inevitable with any new development. However, the standard conditions for operation hours and construction management plan conditions will be included on any decision notice to limit activity.
149. On this basis applicant has therefore demonstrated an acceptable impact on the indoor and outdoor acoustic environment of the development in accordance with policy SC/10.3 of the Local Plan which seeks to avoid noise giving rise to significant adverse impact on health and quality of life as a result.

Other Matters

150. Archaeology - As requested by the County Council Archaeology Officer, a condition will be placed on the decision notice to ensure the site is subject to a programme of archaeological investigation given findings in the area. This would be in accordance with policy NE/14 of the adopted Local Plan which seeks to sustain heritage assets.
151. Broadband - A BT open reach and Virgin Media plan has been submitted with the application, showing connection points on Babraham Road for Openreach and just to the west of the site for Virgin Media. . A compliance condition will be included on the decision notice to ensure the ducting from the properties is provided prior to occupation.
152. Lighting - A detailed lighting plan will be conditioned on the application prior to there installation. This will ensure street lighting is extended to the new built up edge as per the request of the Parish Council.
153. Waste and recycling - The proposed development takes into account appropriate accommodation for waste storage in accordance with the RECAP Waste

Management Design Guide SPD.

154. Off-site contributions - The Councils S106 officer has consulted with the Parish Council and applicant on proposed projects within Sawston and Babraham that the developments contribute towards.
155. In terms of formal sports an offsite contribution of £158,402.17 towards the cost of building a new pavilion on the Cambridge City Football club (Sawston). Children's play space (a) onsite LEAP for 2-8year olds and (b) a contribution of £40,000 towards a new skate park on Lynton Way (Sawston).
156. Indoor meeting space an offsite contribution of £71,914.64 towards the cost of building a new multi purposes community hub adjacent to the primary school (Babraham).
157. A Public Art contribution of £20,000 towards funding of performance arts space and facilities within the new Babraham Village Hub. This contribution would comply with policy HQ/2 'Public Art' of the Local Plan which seeks to encourage public art from new developments.
158. The Council's S106 Officer has reviewed the projects and officers consider in this format they meet the tests of CIL regulations 123 and are necessary to mitigate the impact of the development. They will be secured via s106 agreement and the heads of terms is attached to this committee report. The contributions area considered required in accordance with policies SC/6, SC/7, and SC/8 of the Local Plan.
159. Other Matters - Officers understand that there have been some previous typographical errors through Local Plan documentation about the site in Babraham/Sawston Parish boundaries. This has not affected this planning assessment or recommendation.

Conclusion

160. In accordance with paragraph 11 of the National Planning Policy Framework, decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay.
161. The site has been allocated for development in the newly adopted Local Plan and includes both market and affordable houses. These homes will contribute to maintaining the Councils five-year housing land supply.
162. In terms of economic and social benefits, contributions towards education and off-site community facilities will mitigate the impact of future occupiers and enhance existing facilities within the village.
163. In terms of environmental benefits, the sustainability of the location for the number of dwellings has been tested through the Local Plan examination and through this planning assessment and is considered to be an acceptable one to develop for the scale proposed.
164. Following amendments, the layout, scale and appearance of the development are considered to be acceptable and presents a good quality scheme that will preserve the character and appearance of the area, landscape setting and be acceptable in relation to the impact on existing residential amenity.

165. A s106 agreement will need to be secured for contributions toward off-site provision, affordable housing, education, landscaping maintenance in perpetuity and custom-build provision. Conditions will also need to be applied to any decision notice to ensure there is a suitable means of drainage from the site and the access/footways are built in accordance with the requirements from the Local Highways Authority.
166. For the above reasons, the proposal would accord with the development plan and officers recommend that the application should be approved.

Recommendation

167. Notwithstanding the earlier decision to defer the application, officers recommend that the Planning Committee be minded to approve the application subject to:

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

168. See appendix 3 - Heads of terms

Conditions and Informatives

169. 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 determination of the application.

General

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)

The development hereby permitted shall be carried out in accordance with the following approved plans: 079-803

079-804
079-501B
079-502B
079-PL201E
079-PL202E
079-PL203D
079-PL204D
079-PL205D
079-PL206D
079-PL207F
079-PL208D
079-PL210D
079-PL211E
079-PL212E
079-PL213C
079-PL214C
079-PL215D
079-PL216D
079-PL217C
079-PL218C
079-PL219D
079-PL220D

079-PL221D
 079-PL222D
 079-PL224A
 079-PL225
 079-PL101AC – Dwellings per hectare
 079-PL101AC Apartments Semi Private Areas
 079 - PL01 Rev B (06.07.18)
 Landscape Strategy 2071-01A
 2071-01G
 2071-02D
 2071-03D
 2071-04D
 2071-05D
 2071-06E
 2071-07E
 2071-08C
 2071-09C
 2071-10C
 2071-11D
 2071 LMP final 19 03 11
 2071 LVIA
 2071 LVIA Appendix A figures 1-4
 2071 LVIA Appendix A figures 5-6
 2071 LVIA Appendix B
 2071 LVIA Appendix C
 Babraham Road Planting Schedule A
 0793-DFL-LSD-001A
 0793-DFL-LS-001B
 079-PL001 Location Plan
 079-PL101AH Proposed Scheme
 RP01-16323 Rev 3 – Noise Assessment
 993 Planning Statement Rev C
 SRES/BR/201809-BC Rev A - Sustainability Report with appendices
 1508-13 TN01
 1508-13 TN02 Rev A
 19746UG-01
 1974UG-02
 19746UG-03

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

2. Except for demolition, no development shall take place above slab level, until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

Landscaping and boundary treatment

3. Prior to the first occupation of the development, the following soft landscape works shall be submitted to and approved in writing by the Local Planning Authority :
 - Density of the shrub planting through the site
 - Details of the species of the native hedge along the western boundary and

pedestrian link through the site.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018).

4. All hard and soft landscape works shall be carried out in accordance with the updated details in condition 4 and the following plans; Proposed Scheme 079-PL101 Rev AH & Hard Landscape Proposals 2071 11 Rev D. 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 HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018.)
5. Prior to the first occupation of the development a plan indicating the positions, design, materials and type of boundary treatment to plots 5, 16, 19,28, 30, 31 and 32 shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment to the existing properties known as Field View and Sutton House should be erected prior to the commencement of development. The boundary treatment for each new dwelling or apartment building shall be completed before that/the dwelling is occupied in accordance with the approved plan *Proposed Scheme 079-PL101 Rev AH & Hard Landscape Proposals 2071 11 Rev D* and updated details as a result of this condition and shall thereafter be retained. (Reason - To ensure that the appearance of the site does not detract from the character of the area and to protect residential amenity in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018.)

Ecology

6. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timings of sensitive works to avoid harm to biodiversity features.
 - e) The times during which construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless

otherwise agreed in writing by the local planning authority (Reason – To conserve biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

7. The development, hereby permitted, shall be carried out in accordance with the Landscape Management Plan (Liz Lake Associates, March 2019), Landscape Masterplan (drawing no. 2071 01 G), and Biodiversity Impact Assessment Calculator and managed as such thereafter. (Reason - To conserve biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).
8. Notwithstanding the submitted details, prior to above ground works a scheme for biodiversity enhancement, such as incorporation of permanent bat roosting feature(s) and or nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:
 - a. Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
 - b. Materials and construction to ensure long lifespan of the feature/measure
 - c. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
 - d. When the features or measures will be installed and made available.(Reason - To achieve a net gain in biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

Highways

10. No demolition or construction works shall commence on site until a construction traffic management plan has been agreed with the Planning Authority. The principle areas of concern that should be addressed are:
 - i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).
 - ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).
11. Prior to the first occupation of the development, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.(Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe in accordance with HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

12. Prior to the first occupation of the development, the proposed access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. The access shall be constructed using a bound material to prevent debris spreading onto the adopted public highway. (Reason - In the interests of highway safety in accordance with policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).
13. The cycle parking shall be installed in accordance with the agreed details in plan 079-PL224 prior to the occupation of the dwelling/apartments to which it relates. (Reason – To ensure the development complies with policy TI/3 of the adopted South Cambridgeshire Local Plan 2018).
14. Prior to the first occupation of the development a scheme to secure the re-location of the Cambridge bound bus stop from Churchfield Avenue to Babraham Road shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out by the applicant in accordance with the approved details prior to the occupation of the dwellings. (Reason - To secure appropriate means of public transport in reasonable proximity to the site in accordance with policy TI/2 of the adopted South Cambridgeshire Local Plan 2018).
15. The Travel Plan by TPA (dated September 2018) to reduce car dependency and to promote alternative modes of travel shall be implemented and monitored in accordance with the details of the report thereafter. (Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TI/2 of the adopted South Cambridgeshire Local Plan 2018).
16. Prior to the first occupation of the development a scheme for a horse refuge to the south western corner of the site, which will comprise of an area of accessible open space to mount/demount of a horse, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the occupation of the dwellings. (Reason - To achieve permeable development with ease of movement and access for all users and abilities in accordance with policy HQ/1(f) of the adopted South Cambridgeshire Local Plan 2018).
17. Prior to the first occupation of the development, the access points and pedestrian/cycle footway to adequately serve those dwellings to the front of Babraham Road shall be implemented in accordance with the approved details set out in plan PL01 Rev B (06.07.18) (Reason - To reduce car dependency, to promote alternative modes of travel and to create sufficient access points in accordance with Policy TI/2 of the adopted South Cambridgeshire Local Plan 2018)

Drainage

18. No development other than site preparation, ground works and enabling works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed

Flood Risk Assessment and Drainage Strategy Report prepared by Walker Associates Consulting Limited (ref: 6924) dated August 2017 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm event storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Temporary storage facilities if the development is to be phased;
- e) A timetable for implementation.
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water the drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF
(Reason - To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development).

19. No development other than site preparation, ground works and enabling works shall commence until a foul water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved strategy prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the adopted South Cambridgeshire Local Plan 2018).

20. Prior to the first occupation of any dwellings hereby permitted details of the long-term maintenance arrangements for the surface water drainage system (including SuDs features) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should identify run-off sub catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.
(Reasons - To ensure that satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraph 103 and 109 of the National Planning Policy Framework).

Environmental Health - insulation

21. No development above slab level shall take place until a scheme for protecting the proposed dwellings and apartments from noise from Dales Manor

Business Park (to the west) and noise from the existing and proposed roads has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the first occupation of any of the relevant dwellings. (Reason - To ensure a satisfactory level of amenity for future occupants in accordance with Policy SC/10 of the South Cambridgeshire Local Plan 2018).

Environmental Health - during construction

22. No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the management measures which builders will adopt and implement for the construction effects on the surrounding environment and community. The development shall be carried out in accordance with the agreed details. (Reasons - To protect amenities of nearby residential properties and the environment in accordance with policy SC/11 of the adopted South Cambridgeshire Local Plan 2018)
23. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details in drawing numbers 0793-DFL-LS-001_B and 0793-DFL-LSD-001-A. (Reason - To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with SC/10 of the adopted South Cambridgeshire Local Plan 2018.)
24. No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority. (Reason - To protect the amenities of nearby residential properties in accordance with policy SC/10 of the adopted South Cambridgeshire Local Plan 2018.)
22. In the event of the foundations for the proposed development requiring piling, prior to piling taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details. (Reason - To protect the amenities of nearby residential properties in accordance with Policies HQ/1 and SC/11 of the adopted South Cambridgeshire Local Plan 2018.)

Sustainability and renewable energy

25. No development above slab level shall take place until an Electric Vehicle Charging Plan has been submitted to and approved in writing by the local planning authority. The Plan should include the details of the provision of cabling infrastructure location having regard to parking associated with various planning class uses. (Reasons – To ensure charging points can be installed as the request of future occupiers to enhance the sustainability credentials of the

development in accordance with CC/4 of the adopted South Cambridgeshire Local Plan 2018).

26. Prior to the occupation of the development updated SAP calculations, based on the approach outlined in Sustainability and Renewable Energy Statement SRES/BR/201809-BC (dated September 2018) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved strategy. (Reason - To ensure an energy efficient and sustainable development in accordance with CC/3 of the adopted South Cambridgeshire Local Plan 2018 and that outlined in the submitted document).
27. The Water Conservation strategy as set out in the Sustainability and Renewable Energy Statement SRES/BR/201809-BC (dated September 2018) shall be carried out in accordance with the agreed details prior to the occupation of the dwellings. (Reason - There is a high demand for limited water resources in the East of England; therefore it is necessary to manage water use in accordance with South Cambridgeshire Local Plan policy CC/4).
28. Prior to the first occupation of the development, infrastructure to enable the delivery of broadband services to industry standards should be provided for each of the dwellings. (Reason – Support the implementation of the South Cambridgeshire Economic Development Strategy in accordance with policy TI/10 of the adopted South Cambridgeshire Local Plan 2018.)
29. Sustainable show home condition - wording to be updated

Permitted Development

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes B or C of Part 1 of Schedule 2 of the Order shall take place on the side elevations of plots 7, 21,36 in Zone B of the development. (Reason - To protect neighbouring amenity of the existing dwellings - in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018.)

Archaeology

31. No demolition/development shall take place until a written scheme of investigation (WSI) for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:
 - a) The statement of significance and research objectives;
 - b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - c) Programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

The programme shall include the timetable for the investigation is included within the details of the agreed scheme. The development shall be carried out in accordance with the agreed details. (Reason - To protect historic assets in

accordance with policy NH/14 of the adopted South Cambridgeshire Local Plan 2018.)

32. Notwithstanding the approved plans, the dwelling on plots Zone A – Plots 1-4, 24-79, Zone B – Plots 1-3, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016). (Reasons - To ensure the units are accessible and adaptable in accordance with policy H/9 of the adopted South Cambridgeshire Local Plan 2018).

Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. Granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
4. Public Restricted Byway No. 10 Babraham 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).
5. 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).
6. The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

Background Papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs
- Planning File reference S/1486/18/FL

Report Author:

Rebecca Ward
Telephone Number:

Principal Planning Officer
01954713236

SAWSTON PARISH COUNCIL



RECEIVED

- 2 NOV 2018

South Cambridgeshire
Planning Services

FAO: Rebecca Ward – Case Officer

Change of use to residential use and erection of 158 residential units

S/3729/18/FL

Site H/1:b Land north of Babraham Road, Sawston, Cambs

Sawston Parish Council considered this application at the meeting of the Planning and Environment Sub- Committee on 23 October 2018. All Councillors were invited to the meeting in view of the importance of the application.

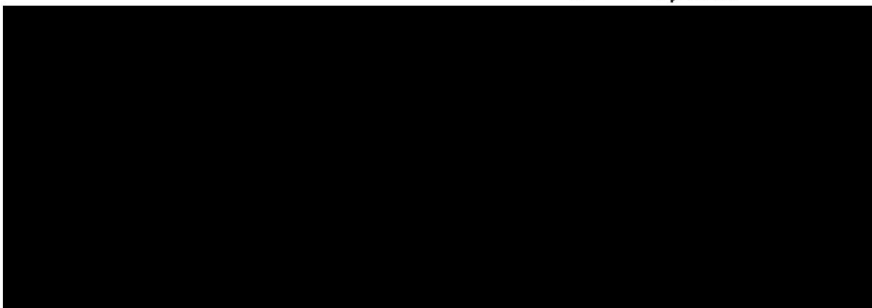
Before the discussion, a potential conflict of interest was considered. This concerned the gift of land to the Parish Council on the site of the Cambridge City Football Stadium by the owner of Site H/1:b. Both CAPALC and the Section 106 Officer at South Cambridgeshire DC were consulted. On the basis of their advice it was agreed to proceed to consider the application in accordance with the letter from SCDC dated 3 October 2018, but to notify SCDC of this potential conflict.

The subsequent discussion identified the following comments:

1. The proposed development appears to have a high housing density. It was noted that the average density is 30 dwellings per hectare on sites closer to the centre of Sawston compared with 43.5ph on Site H/1b. As a general principle, housing densities should decrease towards the edges of settlements. The proposal in the local plan was for 80 dwellings on the site, not 158. Therefore, the current application proposes a departure from the adopted plan.
2. We were concerned at the proposed height of 3.5 storeys (13.7m) for units adjacent to the Babraham Road industrial area. Such units would be one whole storey higher than the highest existing residential buildings in Sawston (e.g. the 2.5 storey pitched roof units opposite Bellbird school and the 3-storey flat roofed units along Green Road). Such tall residential buildings are out of character with the village and will have an adverse visual impact. The height of these buildings would be considerably greater than that of the planting intended to 'soften' the edge the built up area, thereby rendering the landscaping largely ineffective.
3. All roof and garden drainage and all vehicular trafficked areas with porous pavements will rely on soakaways and natural percolation into the soil beneath. Although percolation tests have been undertaken and show good soil drainage characteristics, inevitably particulates and contaminants will find their way into the drainage pathways, possibly leading to reduced soil porosity and drainage characteristics over time, as well as potential pollution of the aquifer. We think the flood risk assessment was prepared last summer and was based on fewer units than is now proposed. There are also concerns that there may be existing sewerage pipes on the site which have not been surveyed. The Anglian Water document was prepared in 2016 is based on fewer units, not the 158 now proposed. Anglian Water recommended a more detailed assessment in that document, a suggestion which we concur with.
4. There are effectively 4 points for vehicular access to the development, with an unknown number serving site H/1:c opposite. We would have thought a multiplicity of access points on

both sides of Babraham Road over a such a short distance would lead to considerable congestion, confusion, distraction, etc., to drivers accessing/leaving Babraham Road or driving along it. We also note that the Your speed monitor which has been operational on Babraham Road has so far recorded a prospective 620,000 car journeys out of Sawston, with a proportion above the speed limit. The 241 additional estimated cars on the site require factoring in to this.

5. The travel report includes several inaccuracies regarding frequency of bus services, and walking distances to bus stops. It is disappointing that this makes no recommendations regarding improved bus services to the new site. We are concerned about the lack of street lighting on Babraham Road along the frontage of the proposed development and would request that, if the application is approved, that street lighting is extended to the new edge of the built up area.
6. Archaeological survey – 2017 report says an appropriate investigation should be done as there is a high likelihood of sites in the area. Has this been done?
7. Health and wellbeing report – this mentions that the site has the potential to impact on disadvantaged group (paragraph 2.19). How and is this positively or negatively?
8. Arboriculture Method Statement – recommends a strategy is developed for tree crowning etc. Has this been produced?
9. Noise assessment – no mention of effect of noise from the site or restrictions on construction. We would like to know what noise restrictions apply to the site, and the impact of noise from the nearby industrial units on residents of H/1b. It should be noted that some sites on the South Cambridgeshire Business Park adjacent to the development have weak or non-existent conditions relating to noise generation. In particular, we wish to attract the attention of the Planning Authority to Plot H1 (M5) which appears to be able to operate under the historic permission S/1640/84/F (B8, no conditions relating to noise or hours of working) and Plot N (S/1782/98/F, B1c & B8) with a noise limitation condition to be monitored from a point at the northwest corner of the curtilage of 1, Sawston Rd., Babraham. This condition would be rendered unenforceable by the proposed development. The Council is concerned that were these extant permissions to be fully implemented, they would result in unacceptable disturbance to the future residents of the apartment blocks. The applicants' proposed mitigation does not appear to take into account the maximum noise levels that would be generated were these Class B permissions to be fully implemented.
10. Affordable housing – we note that this appears to be located around the perimeter and not dispersed throughout the site, as per planning guidance. We are also concerned that the apartment blocks, where much of the affordable housing is located, appear to be designed to act as a noise barrier to the rest of the estate, thus significantly disadvantaging those residents as opposed to the residents in the market housing.
11. We would like clarification on the restrictions to be applied to construction traffic movements, the route they will take and restrictions on times.
12. There is considerable concern about the impact of the development on the character of the village. Sawston has four vehicle/pedestrian entry points and each at present represents a gradual low to high density, with plenty of green space between and behind dwellings. This development will change the character of the village, adding what is in effect a bulge at one of the four entry points, with a considerable urban feel because of the density of the site planning application and lack of green space.



Appendix 1b

From: Clare Speed <assistantclerk@sawston.org.uk>

Sent: 05 March 2019 10:29

To: Ward Rebecca <Rebecca.Ward@scambs.gov.uk>

Subject: Planning Comment - H/1:b

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Comments of the Parish Council.

We are pleased to note the content of the updated plans and documents now available to the Parish Council. We have discussed these.

However we continue by unanimous vote at our Planning and Environment Committee meeting to recommend **refusal** of the planning application on the basis of:

- Density
- Departure from the local plan which recommends 80 dwellings
- Height of the apartment dwellings which are uncharacteristic of Sawston as addressed by the draft village design statement
- Lack of an objective housing needs analysis as the basis for affordable housing need
- Location of affordable housing (apartment dwellings) at the rear of the site
- Proximity of dwellings to Babraham Road impacting adversely on the rural green approach to Sawston village
- Traffic impact and highways capacity

On this basis the Parish Council strongly **objects** to the planning application.

Mrs Clare Speed
Assistant Parish Clerk
Tel: 01223 832470

My hours of work are:
Tuesday 8.30am – 1.30pm
Wednesday 9.00am-2.00pm
Thursday 9.00am – 3.00pm

Please click [here](#) to see our Privacy Policy

The information in this message should be regarded as confidential and is intended for the addressee only unless explicitly stated. If you have received this message in error it must be deleted and the sender notified. The views expressed in this message are personal and not necessarily those of Sawston Parish Council unless explicitly stated.

South Cambridgeshire Hall
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 Cambourne
 Cambridge,
 CB23 6EA
www.scambs.gov.uk
 0345 045 5215



**South
 Cambridgeshire**
 District Council

Ms Jo Keeler,
 Sawston Parish Council Clerk
 Parish Council Offices
 Link Road
 Sawston
 Cambridge
 Cambridgeshire
 CB22 3GB

Planning and New Communities
 Contact: Rebecca Ward
 Direct Dial: 01954 713236
 Direct Email: rebecca.ward@scambs.gov.uk
 Our Ref: S/3729/18/FL
 Date: 19 February 2019

Dear Sir/Madam

Proposal: Change of use to residential use and erection of 158 residential units.
Application Ref: S/3729/18/FL
Location: Site H/1:b - Land North of Babraham Road, Sawston, Cambs
Applicant: ., Hill Residential Ltd

The above planning application has been amended. A copy of the revised plans is attached.

Updated plans and documents - please see formal response statement for breakdown

Any comments that your Parish Council wishes to make should be made **on this form** and returned to the above address **not later than 14 days from the date of this letter**. (You should note that at the expiry of this period the District Council may determine the application.)

Comments of the Parish Council:

Recommendation of the Parish Council:- (please tick one box only)

Approve		Refuse		No Objections	
---------	--	--------	--	---------------	--

Signed: Date:
 Clerk of the Parish Council or Chairman of the Parish Meeting

EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
FL	Full	PA	Prior Notification of Agricultural Development
RM	Reserved Matters	PD	Prior Notification of Demolition Works
LB	Listed Building Consent	PT	Prior Notification of Telecommunications Development
CA	Conservation Area Consent	HZ	Hazardous Substance Consent
AD	Advertisement Consent	VC	Variation or Removal of Condition
		DC	Discharge of Condition

Privacy Notice

Who we are

This privacy notice explains how the Greater Cambridge Planning Service uses information in the course of providing planning services to Cambridge City and South Cambridgeshire District Councils. This work includes:

- Making decisions and providing advice on planning applications
- Making planning policies
- Working with neighbourhoods on their plans
- Working with neighbouring authorities on strategic policies
- Responding to allegations of unlawful development
- Monitoring development
- Entering legal agreements, serving notices and promoting the best use of land

Why we require this personal information?

We require personal data to process comments so that we know where the comment or information came from and can weigh the relevance of any comments made. We may use the information provided to contact you about the application you have commented on.

What we do with this information

This information will be used by Cambridge City and South Cambridge District Councils in determining an application for planning permission. This function is known as a “public task” and is why we do not need you to “opt in” to allow this information to be used.

We process this information as a (Public task) Statutory Duty as laid out in the Town and Country Planning Act and we cannot process your comments unless you provide this personal information. If you do not or if you refuse to allow us to share information we will not be able to carry out the service for you.

We may process the information you provide to prevent and detect fraud in any of our systems and may supply information to government agencies, credit reference agencies, audit or other external bodies for such purposes. We participate in the governments National Fraud Initiative.

As we process this information as a statutory duty you hold the following rights with regard to the personal data provided to us when making comments:

Recommendation of the Parish Council:- (please tick one box only)

Approve		Refuse		No Objections	
---------	--	--------	--	---------------	--

Signed: Date:
 Clerk of the Parish Council or Chairman of the Parish Meeting

EXPLANATION OF APPLICATION SUFFIX

OL Outline FL Full RM Reserved Matters LB Listed Building Consent CA Conservation Area Consent AD Advertisement Consent	LD Lawful Development Certificate PA Prior Notification of Agricultural Development PD Prior Notification of Demolition Works PT Prior Notification of Telecommunications Development HZ Hazardous Substance Consent VC Variation or Removal of Condition DC Discharge of Condition
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Right to Access – You have the right to access (receive a copy) of your personal data and supplementary information.

Right to Rectification – You have the right to have any inaccurate or incomplete personal data rectified.

Right to Restriction – You have the right to request a restriction of the processing of your personal data in situations where it is inaccurate, unlawful, and no longer needed for the purposes for which it was originally collected, or if a withdrawal of consent has been made.

The comments provided will form part of our public register of applications and, as such, will be open to public inspection at our offices and on our website and your comment will be attributed to your address. However, personal information including your name and contact details will be redacted in line with our redaction policy. In the event of an appeal, representations will be forwarded to the planning Inspectorate and the appellant. The planning Inspectorate may publish appeal documentation, including copies of representations received.

How we share this information

We do not sell information to other organisations. We do not move information beyond the UK. We do not use information for automated decision making.

We sometimes need to share the information we have with other departments within our Councils, for example to establish how long a building has been used as a dwelling or if you object to a proposal on noise grounds and we feel Environmental Health should be aware.

Redaction ('blinking things out')

We operate a policy where we routinely redact the following details before making forms and documents available online:

- Personal contact details – e.g. name, telephone numbers, email addresses
- Signatures
- Special Category Data - e.g. supporting statements that include information about health conditions or ethnic origin

Retention ('how long we keep your information for')

The Town and Country Planning Act requires us to hold most types of applications on our public register permanently. You can find out more by looking at our Retention Policy on our web sites.

Recommendation of the Parish Council:- (please tick one box only)

Approve		Refuse		No Objections	
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Signed: Date:
 Clerk of the Parish Council or Chairman of the Parish Meeting

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Complaints and problems

You can find out more about how we handle your data by visiting the Councils Privacy Notice page on the web site

If you think we have got something wrong or if you are concerned with the way we are handling your data please contact us by emailing applicationsupport@cambridge.gov.uk for Cambridge City applications and planning@scambs.gov.uk for South Cambridgeshire District applications. Alternatively you can call us on the numbers above.

If you have a query regarding your rights please contact the Data Protection Officer who can be contacted by emailing infogov@3csharedservices.org or you can write to the Council and mark your letter for the attention of the Data Protection Officer. Alternatively you can call 07864 604221 or 01954 713318.

If we fail to respond properly you can direct your concerns to the Information Commissioner’s Office (ICO).

Recommendation of the Parish Council:- (please tick one box only)

Approve		Refuse		No Objections	
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Signed: Date:
Clerk of the Parish Council or Chairman of the Parish Meeting

EXPLANATION OF APPLICATION SUFFIX

- | | | | |
|----|---------------------------|----|--|
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PLANNING APPLICATION

S/3729/18/FL: RESPONSE FROM

BABRAHAM PARISH COUNCIL

Babraham Parish Councillors voted unanimously at their Parish Council meeting on 11 October 2018 to object to Planning Application S/3729/18/FL and have agreed the following grounds and Material Considerations.

Babraham Parish Council understands the needs and drivers of the National Planning Policy Framework (NPPF, 2012), the Localism Act 2011 and the ways in which developers will contribute to funding supporting services and infrastructure through Section 106 contributions and the Community Infrastructure Levy (CIL).

1. THE APPLICANT HAS NOT SATISFIED THE POLICY REQUIREMENT OF THE SOUTH CAMBRIDGESHIRE LOCAL PLAN

The Applicant TA notes Policy under the South Cambridgeshire Local Plan as follows.

2.7 In respect of transport matters, the policy identifies that:

‘Contribution to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston’

The Applicant makes no mention of highway works required to mitigate impacts on Babraham, in which H/1:b entirely lies. This is a direct consequence of all parts of the planning process using the incorrect designation of H/1:b (see [4](#) and [5](#), below).

- ***Babraham Parish Council argues that the Applicant has not satisfied the requirements of the South Cambridgeshire Local Plan or has been misdirected by designation in that Local Plan.***
- ***Babraham Parish Council objects to the application in its current form and until such time as the Applicant can demonstrate that it has satisfactorily addressed mitigation of the impact of development on the host Parish, Babraham.***

2. THE APPLICANT HAS NOT SATISFIED THE NPPF IN DEVELOPING THE MEASURES TO BE TAKEN TO DEAL WITH TRANSPORT IMPACTS OF H/1:B

NPPF defines a Transport Assessment (TA) as follows.

Transport assessment [emphasis added]

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for ***alternatives to the car such as walking, cycling and public transport*** and ***what measures will need to be taken to deal with the anticipated transport impacts of the development.***

<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

The measures the Applicant Transport Assessment proposes are engagement, information provision, a 'cycle voucher' of unspecified value, an opportunity to request a one-month 'bus taster ticket' (the current cost of four-week Megarider Plus is £96).

There are no other measures to address anticipated transport impacts.

The Applicant's data states current bus usage is 6.5% of journeys. Babraham Parish Council anticipates that the more distant location of H/1:b from bus stops (see [3](#), below) would make the uptake from residents lower still, increasing private car or other usage.

Babraham Parish Council notes that the bus provider has informed the Applicant that it will not provide closer stops (Applicant Transport Assessment, par. 4.14).

Babraham Parish Council argues below (see Sections [6](#), [8](#), [11](#), [12](#), [13](#), [15](#), [16](#), [17](#)) that the Applicant has not adequately satisfied the NPPF requirement of identifying "what measures will need to be taken to deal with the anticipated transport impacts of the development".

- ***Babraham Parish Council argues that the Applicant has not so demonstrated adequate measures to be taken and thus has not satisfied NPPF requirement.***
- ***Babraham Parish Council objects to the application in its current form and until such time as the Applicant can demonstrate that it has satisfied the NPPF requirement.***

3. THE APPLICANT HAS NOT SATISFIED THE NPPF IN TAKING UP SUSTAINABLE TRANSPORT MODES, DEVELOPING SAFE ACCESS AND AMELIORATING THE SEVERE CUMULATIVE IMPACTS OF H/1:B

NPPF Section 4, Promoting sustainable transport (Paragraphs 29 to 41) states that:

32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- *the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure*
- *safe and suitable access to the site can be achieved for all people*
- *improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*

<https://www.gov.uk/guidance/national-planning-policy-framework/4-promoting-sustainable-transport>

H/1:b lies remote from bus services. The proposed access is approximately 800 m (10 minutes' walk) from the nearest bus service towards Cambridge (Churchfield Avenue), served every 20 minutes (not 15 minutes as stated in the Applicant Residential Transport Plan). It is 1.1 km (13 minutes' walk) from Cambridge Road services.

Babraham Parish Council notes that the bus provider has informed the Applicant that it will not provide closer stops (Applicant Transport Assessment, par. 4.14).

Additionally, Babraham Parish Council believes that the additional traffic resulting from H/1:b will generate severe and cumulative impacts on Babraham Parish, in addition to already consented developments (see Sections [6](#), [8](#), [11](#), [12](#), [13](#), [15](#), [16](#), [17](#), below).

- ***Babraham Parish Council argues that the distant location of H/1:b from bus services will act as a disincentive for bus usage.***
- ***Applicant has not demonstrated effective measures to be taken and thus has not satisfied the NPPF requirement.***
- ***Babraham Parish Council objects to the application in its current form and until such time as the Applicant can demonstrate that it has satisfied NPPF requirement to adequately describe and assess “what measures will need to be taken to deal with the anticipated transport impacts of the development”.***

4. H/1:B HAS CONSISTENTLY BEEN INCORRECTLY LABELLED AS LAND NORTH OF ‘BABRAHAM ROAD, SAWSTON’ THROUGHOUT THE PLANNING PROCESS

While it would be simple to defend this designation as a convenient shorthand for the site, its consequences are far too substantial.

This error has led to and propagated dramatic and severe impacts for Babraham Parish (and Sawston Parish).

Babraham Parish Council summarises in this section the key chronology of this error, and argues below (Section 5) that, by using this designation consistently, Planning Officers, the Planning Inspectorate, Local and County Councillors and the Developers have consistently been led to ignore or give scant notice to the implications of H/1:b for its host Parish, Babraham.

Among the key planning, review and consultation documents using the incorrect designation are:

- 27 September 2018: [Report to SCDC Full Council](#) (lead officer, Stephen Kelly);
- 29 August 2018: Planning Inspectorate [Report to South Cambridgeshire District Council](#);
- January 2018: [Local Plan Main Modifications](#);
- 30 November 2016: [Further Proposed Modifications to SCDC Local Plan](#);
- July 2014: Cambridgeshire County Council representations on [H/1:b](#) and [H/1:c](#);
- 28 March 2014: [Proposed Submission Local Plan](#)

Selected, relevant extracts are presented in Appendix B: [History of H/1b designation](#), which provides a strong evidence base for a consistent and uncorrected designation of site H/1:b.

It might be argued that this error is not important.

If that were so, then there would be no need to make the first published correction of this unacceptable action, ***made only at adoption of the [Local Plan](#) on 27 September, 2018 (Chapter 7: Delivering High Quality Homes; p. 135).***

H/1:b Sawston, land north of Babraham Road (In Babraham Parish); 3.64 ha.; 80 dwellings

However, because other incorrect designations on this date persist, Babraham Parish Council argues that this alteration is a late, hurried and incomplete attempt to correct the long-standing error. Unchanged references include:

- the main text of the adopted *Local Plan*, p. 25, par. 2.34, which explains that “land is released from the Green Belt at Sawston, Impington and Comberton (Policy H/1)”;
- the adopted *Local Plan*, *Appendix F*, pp. 310—11, which refers to H1 developments as being in Sawston: “new residential development at three sites in Sawston (Dales Manor Business, Park, land north of Babraham, Road, land south of Babraham, Road)...”
- the report to Council dated 27 September, 2018, which states that “housing allocations at Sawston, Histon and Impington, Melbourn, Gamlingay, Willingham and Comberton are found sound”.

Moreover, Babraham Parish Council notes that, in Modifications to the *Local Plan*, par 2.54a was modified to treat works in Pampisford as if in Sawston.

At no time was an equivalent modification is made for Babraham Parish.

Add new paragraph 2.54a as follows:

INSERTED: '2.54a For the purposes of village classification and related Local Plan policies, part of Pampisford parish west of London Road on the southern end of Sawston will be treated as if part of the Rural Centre of Sawston. It is therefore included within the Sawston development framework boundary and shown on the Sawston Inset of the Policies Map. It is shown as an area covered by another map on the Pampisford Inset of the Policies Map. It remains part of Pampisford parish.'

These actions (and similar content in the Application) demonstrate that incorrect designation was belatedly recognised and held to be important.

Babraham Parish Council concludes that this incorrect designation has been consistently used throughout the planning process and does not satisfy [NPPF: Section 8 Promoting healthy communities](#).

- ***Babraham Parish Council demonstrates that the incorrect designation was applied erroneously to H/1:b from initiation of the planning process and continues to the most recent published and adopted Local Plan.***
- ***Babraham Parish Council demonstrates that, by changing designation of land at Pampisford, such designations are held to be important, but have not been addressed for H/1:b.***
- ***Babraham Parish Council objects to the application in its current form because the planning and application processes have consistently and incorrectly labelled H/1:b as a site in Sawston.***

5. INCORRECT DESIGNATION LED TO INADEQUATE OR ABSENCE OF IMPACT ASSESSMENT OF H/1:B ON BABRAHAM PARISH DURING THE PLANNING PROCESS, OR BY THE DEVELOPERS, OR BY THE PLANNING INSPECTORATE, RESULTING IN INACCURATE ANALYSIS, REVIEW AND COMMENT AND UNSAFE CONCLUSIONS

The incorrect designation might not, of course, affect subsequent study, analysis, review and conclusion.

However, as outlined above, all documentation until 27 September 2018 reveals that the Local Authority and developers regarded H/1:b as part of Sawston. *None of these documents provides evidence of appropriate examination of the consequences of the development for Babraham.*

Indeed, the consequences are many and severe.

A. SCDC LOCAL PLAN

For example, as noted above, the Applicant TA notes Policy under the South Cambridgeshire Local Plan as follows (emphasis added).

2.7 In respect of transport matters, the policy identifies that:

‘Contribution to any highway works required to mitigate the impact of development as a whole on the ***eastern flank of Sawston***’

The Policy, as a consequence of incorrect designation, makes no mention of highway works required to mitigate impacts on Babraham.

Similarly, the Applicant notes in par 2.26 of their TA that:

2.26 Policy SE2, ‘*List of Rural Growth Settlement*’, identified that development within rural growth settlements, which includes Sawston, would be permitted given that the land use of the site is not essential to the village and the village has the necessary infrastructure capacity.

This land use is within Babraham, an in-fill village.

B. MIS-DESIGNATION PERVADES ALL CONCLUSIONS IN THE PLANNING PROCESS

The lack of review persisted in published reports until at least 27 September 2018 at publication of SCDC *Local Plan* and the report submitted for consideration by Council on 27 September 2018, which refers to:

1. In the rural area, **housing allocations at Sawston**, Histon and Impington, Melbourn, Gamlingay, Willingham and Comberton are found sound.

This inaccurate designation was therefore propagated into the *Report to South Cambridgeshire District Council* by Laura Graham BSc MA MRTPI and Alan Wood MSc FRICS, working to the 2014 *Local Plan*, and published on 29 August 2018.

The Planning Inspectorate *Report on the Examination of the Cambridge Local Plan 2014*, states (emphasis added):

Green Belt allocations

59. The Plan proposes to release a limited number of sites from the Green Belt. These are: a site between Huntingdon Road and Histon Road as an extension to the urban extension which is currently being developed; a site on Fulbourn Road as an extension to the Peterhouse Technology Park; and ***sites for residential development in Sawston***, Comberton and Impington.

Understandably, given the Inspectors’ source information, their report contains no mention of consequences for Babraham Parish.

H/1:b Planning Application (S/3729/18/FL) was registered on **28 September 2018**.

Because published reports contain the public record of consideration and review:

- **Babraham Parish Council is able to assert**, therefore, that, at least until 27 September 2018, consideration of H/1:b was based on an inaccurate description;
- **Babraham Parish Council is able to conclude** that the District Council, developers and their agents have not given sufficient consideration – as they are required – to the consequences for the host Parish;

- **Indeed, Babraham Parish Council is able to conclude** that the advice and guidance provided by SCDC and others focused almost exclusively and incorrectly on consequences for Sawston;
- **Babraham Parish Council is also able to conclude** that the Planning Inspectorate Examination was founded on this inaccurate designation.
- ***Babraham Parish Council concludes that this incorrect designation has been consistently used throughout the planning process and does not satisfy [NPPF: Section 8 Promoting healthy communities](#).***
- ***Consequently, Babraham Parish Council objects to the Application in its current form because the process of review has not given the required consideration to the consequences for the host Parish of Babraham.***

6. THE APPLICANT HAS FOCUSED TRAFFIC AND TRAVEL ANALYSIS ON SAWSTON, TO THE DETRIMENT OF BABRAHAM

Because the Application process is driven to consider consequences for Sawston, the Applicant analysis gives insufficient weight to consequences for Babraham. For example, only 22 of 160 pages of traffic analysis in Applicant Appendices N—R report on data for High Street, Babraham (see section Data and conclusions in Appendix E: [Applicant Traffic Assessment](#)).

The Applicant TA is advised by the Policy described under the South Cambridgeshire Local Plan, which states:

2.7 In respect of transport matters, the policy identifies that:

‘Contribution to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston’

The Applicant makes no mention of highway works required to mitigate impacts on Babraham. This is a direct consequence of all parts of the planning process using the incorrect designation of H/1:b.

- ***Babraham Parish Council argues that traffic and transport analyses have not provided sufficient study of Babraham.***
- ***Babraham Parish Council argues that Policy under SCDC Local Plan should include amendments to ensure contribution to any highway works required to mitigate the impact of development as a whole on the host Parish of Babraham.***
- ***Babraham Parish Council argues that the Applicant should enhance its analysis of traffic in Babraham, specifically as identified below.***
- ***Consequently, Babraham Parish Council objects to the Application until such time as the Applicant can demonstrate that it has satisfactorily addressed mitigation of the impact of development on the host Parish, Babraham.***

7. HIGHWAY AUTHORITY RECOMMENDS DEMONSTRATION OF MITIGATION OF IMPACTS

The Site Assessment Proforma (Applicant Planning Statement, Appendix 1—SHLAA Proforma) reports that:

“Highways Officers have... commented that it is likely that the transport impacts of the development could be mitigated, or at least not be ‘severe’ in NPPF terms, with the appropriate sustainable transport solutions and junction improvements. We would recommend that... developers demonstrate how the impacts of their developments can be mitigated”.

Babraham Parish Council notes that Highway Authority comments that transport impacts could be severe and recommends that Applicant demonstrates mitigation of their development.

- ***Babraham Parish Council argues that the Applicant does not address Highway Authority comments and does not demonstrate mitigation of impacts of H/1:b in Babraham.***
- ***Consequently, Babraham Parish Council objects to the Application until such time as the Applicant can demonstrate that it has satisfactorily addressed mitigation of the impact of development on the host Parish, Babraham.***

8. ACCESS TO SUSTAINABLE AND PUBLIC TRANSPORT IS LIMITED

Babraham Parish notes that, as detailed by the Applicant, access to Public transport is limited because of H/1:b location.

BUS

The nearest Cambridge-bound (northbound) bus stop is approximately 800 m (10 minutes’ walk) from the site. It is this stop commuters are most likely to use.

The Cambridge Road stops (north- and south-bound) are approximately 1.2 km (14 minutes’ walk) away.

The Citi7 bus service runs every 20 minutes, not every 15 as recorded in the Application. A weekly ticket (Cambridgeshire 4 week megarider Plus) costs £96.00.

Although, as stated in Applicant Residential Travel Plan (par. 3.18, p 4), “There nearest bus stop to the site is located approximately 450 metres west of the site on the eastern side of Sunderland Avenue and facilitates southbound movements” this stop is for southbound journeys, towards Saffron Walden.

RAIL

Although Shelford and Whittlesford Railway Stations are accessible via the bus services 7 and 7A, these services run only every 90 minutes and so are unlikely to provide a robust option for most travellers who will therefore use car or taxi.

- ***Babraham Parish Council supports sustainable transport solutions, but is not persuaded by Applicant evidence that bus and train travel will be a viable solution for most residents of H/1:b.***

9. CONCLUSIONS FROM APPLICANT TRAFFIC SURVEYS DO NOT CAPTURE PEAK TIMES

Traffic surveys were conducted at 07.00—10.00 and 15.00—19.00. Peak times were designated as 08.00—09.00 and 17.00—18.00.

However, while these times fit the data reasonably well for Sawston, they capture peaks for Babraham only poorly.

Applicant data show that peaks in Babraham occurred outside designated peak times for seven journey times, including movement in eastward and westward directions and at morning and evening surveys (see Appendix D: [Peak traffic flows](#)):

Moreover, mapping analysis ([Appendix D: Peak traffic flows](#)) supports Babraham Parish Council's contention that altered peak flows would be more appropriate.

Because traffic in Babraham supports six distinct needs (commute in towards Cambridge/other distant employment; commute towards Sawston/other local employment; morning school run; afternoon school run; commute home from Cambridge/other distant employment; commute home from Sawston/other local employment), the spread of peak flows is wider than many.

Babraham Parish Council argues that Applicant Traffic Analysis demonstrates that single Peak Flows are misleading for a small community serving these publics. Rather, Applicant data show that 'peak traffic' flows are wider and more inconsistent than use of single periods.

Applicant data show that traffic on weekdays at 07.00—08.00 eastwards from Sawston is almost 60% of that at 08.00—09.00. Indeed, that Applicant states that "The surveys identified the morning peak hour to occur between 0745 and 0845".

With these concerns in mind, Babraham Parish Council requests that a turn survey be conducted that more accurately reflects real experience, to include 07.00—09.00.

- ***Babraham Parish Council notes that the Applicant has chosen not to use the morning peak time of traffic flow.***
- ***Babraham Parish Council notes that significant peak flows occur at times other than the designated peak periods chosen by the Applicant.***
- ***Babraham Parish Council objects to the Application until such time as a new turn survey is undertaken, to reflect more accurately likely peak traffic times, to cover 07.00—09.00 and to cover changes since July 2016 (the date of the survey).***

10. THE APPLICANT INAPPROPRIATELY DISCARDS 16% OF THEIR PEAK DATA

The Applicant agrees with our point 7, above, that the time of 08.00—09.00 **does not capture peak flow** (TA, par. 3.53).

The Applicant comments that the turning survey was conducted on "Tuesday 5th July 2016, between the hours of 0700 and 1000, and 1500 and 1900 to capture both morning and evening peak periods".

3.53 Interrogation of the survey results identified the peak hour on the highway network during the morning and evening respectively. ***The surveys identified the morning peak hour to occur between 0745 and 0845.*** However, the analysis indicated that the traditional morning peak period of 0800 to 0900 only generated 30 fewer vehicles. Given that the peak generation of the proposed development will be between 0800 to 0900 this period has been selected for analysis.

Babraham Parish Council finds this paragraph misleading, confused or incorrect. Moreover, it ignores consequences for Babraham, where Babraham Parish Council has argued that different peak times are appropriate.

The Applicant summary data show a weekday average of 110 vehicles from 07.00—08.00 and 187 from 08.00—09.00. This is a difference of 67 vehicles. However, using Applicant data of 30 fewer vehicles 08.00—09.00 compared to 07.45—08.45 resolves as 30/167 or 16% lower traffic.

The Applicant discarded these valuable data from their analysis.

This decision to discard Babraham village data stands in stark contrast to the assessment of Babraham Research Campus data, where the Applicant *included data outside the proposed peak* hour for H/1:b, arguing it provides robust assessment (emphasis added):

7.18 In addition, whilst the morning peak hour for the trips associated with the Babraham Institute is identified as 0815 – 0915, all identified trips have been included within this assessment despite the misaligned peak hour. This therefore presents a **robust assessment** of the trips associated with the Babraham Institute development, as a number of trips identified for the development will fall outside the 0800 – 0900 peak hour of this assessment.

Moreover, [as Babraham Parish Council has shown above](#), peaks of movements in Babraham occurred outside the designated periods for seven journey types/times.

Finally, Applicant data show that morning peak travel northward on the A1307 (a major driver for vehicle movement through Babraham) occurs at 07.15—08.15.

- ***Babraham Parish Council believes the Applicant provides no reason to discard 16% of their data.***
- ***Babraham Parish Council demonstrates that the Applicant has demonstrated inconsistent use of data to decide peak traffic flows***
- ***Babraham Parish Council objects to the Application until such time as a new survey is undertaken to address these concerns, to determine more accurately likely peak traffic times for Babraham village and to cover changes since July 2016 (the date of the survey).***

11. THE APPLICANT SURVEY DATES AND COMPARATOR DATA ARE FLAWED

In Applicant Appendix 1, SCDC stated “July is not generally accepted as a neutral month”.

Nevertheless, the Applicant surveyed traffic in July 2016: SCDC asked for comparator data were collected to support Applicant data.

THE COMPARATOR SITES CHOSEN ARE NOT SUFFICIENTLY COMPARABLE WITH H/1:B

Babraham Parish Council argues that the comparators used to inform the TA are not viable.

Although classified as *PPS6 Out of Centre*, most of the 12 sites are either suburbs of major population and employment centres (such as Doncaster, Workington, Norwich, Telford, Shrewsbury, Northallerton) or lie less than 4 km ACF from a major centre, or lie within 2 km ACF of a major trunk route.

THE COMPARATOR SITES ARE SMALLER THAN H/1:B, COMPROMISING THE VALIDITY OF THE DATA

The average size of the selected 12 sites is fewer than 83 dwellings: four sites are fewer than 60 dwellings. None is larger than 125 dwellings (total = 995 over 12 sites).

Babraham Parish Council concludes that the travel time to the nearest employment centre and the statistical reliability of smaller samples used compromises strong conclusions founded in these comparator data.

- ***Babraham Parish Council argues, on this basis, that using July as survey month was poorly judged and that the comparator data used as a consequence was inadequate or unsuitable for H/1.b.***
- ***Consequently, Babraham Parish Council objects to the Application until such time as the Applicant can present more reliable data from a suitable month or until suitably robust and directly relevant comparisons can be made.***

12. APPLICANT DATA DEMONSTRATE ALREADY UNACCEPTABLE LEVELS OF PEAK TRAFFIC THROUGH BABRAHAM

Applicant data show that more than six vehicles a minute enter the High Street in the designated morning peak: one every 9.4 seconds. A vehicle enters the village every 22 seconds from the west (direction of Sawston); one enters every 17 seconds from the east (direction of A1307).

The analysis suggests the vast majority use the High Street as a through route.

More than five vehicles a minute enter the High Street in the designated evening peak: one every 11.4 seconds. A vehicle enters the village every 26 seconds from the west (direction of Sawston); one enters every 20 seconds from the east (direction of A1307).

The evening analysis also suggests the vast majority use the High Street as a through route.

Applicant data demonstrate that ***queue lengths in the narrow Babraham High Street are higher than any other junction surveyed except for the two traffic-light-controlled junctions*** at Babraham Road—High Street and Cambridge Road—A1301, Sawston (Applicant Appendix C, pp. 47—79).

- ***Babraham Parish Council objects to the Application because Applicant data demonstrate already high levels of traffic in Babraham High Street that, without mitigating measures, the Application will exacerbate.***
- ***Babraham Parish Council is acting to improve traffic in the village, including through use of Parish funds, but seeks support from developers, SCDC, CCC and Highways Department.***

13. ALREADY CONSENTED DEVELOPMENTS WILL INCREASE TRAFFIC THROUGH BABRAHAM BY 13%

The Applicant presents data for consented developments (pars 7.6 *et seq.*, Figs 7.3—7.12) revealing that the morning and evening peaks will add 44 and 38 journeys through Babraham High Street, respectively (see Appendix E: [Applicant Traffic Assessment](#), section ‘Consented developments will increase traffic through Babraham by 13%’).

The average increase due to consented developments is 13.6%.

However, the increase is 24.3% during the morning peak, the most severe consequence.

- ***Babraham Parish Council notes the increase of almost 25% in morning peak traffic, and an average increase of 13.6% from already consented development.***
- ***Babraham Parish Council objects to the Application because, in the absence of mitigating actions, it will exacerbate traffic movements arising from already consented developments.***
- ***Babraham Parish Council is acting to improve traffic in the village, including through use of Parish funds, but seeks support from developers, SCDC, CCC and Highways Department.***

14. APPLICANT TRAFFIC DATA ARE LIKELY TO UNDERREPRESENT OGV1 TRAFFIC

Babraham Parish Council argues that peak times underestimate true large vehicle movements.

Applicant's own data (Appendix C, pp. 64—67 and 69—72) justify this argument.

EASTBOUND MOVEMENTS

Applicant data show six OGV1 turning into High Street from Sawston in the period 15.00—17.00 (average, 3 OGV per hour), but only one in the period 17.00—18.00.

Similarly, five OGV1 (2.5 per hour) leave the High Street towards A1307 (south) in the period 15.00—17.00, but none in the period 17.00—18.00.

WESTBOUND MOVEMENTS

Applicant data show seven OGV movements into the High Street from A1307 south in the period 15.00—16.00 (average, 3.5 OGV per hour) compared with three in the period 17.00—18.00.

Similarly, there are nine OGV1 movements turning from the High Street to Sawston Road in the period 15.00—17.00 (average, 4.5 OGV per hour), but only two in the period 17.00—18.00.

It is not surprising to find higher movements outside peak times, given the likely delivery and collection times for OGVs.

Applicant ATC records weekday averages of 251 daily movements for OGV1 and 7.3 daily movements for OGV2 westbound from the Eastern site (Appendix B, page 12) and 187 and 7.5 eastbound (Appendix B, page 16).

It is notable that LGVs follow a similar pattern.

The vast majority of the surveyed HGV traffic appears to be through traffic: Babraham Parish Council expects the remainder to represent farm traffic, essential to village economy.

- ***Babraham Parish Council objects to the Application until such time as a full-day HGV survey of traffic through Babraham can be delivered and any impacts addressed.***

15. APPLICANT TRANSPORT ANALYSIS REVEALS THE SEVERE IMPACTS CAUSED BY MOVEMENTS TO AND FROM H/1:B

The Applicant provides extensive analysis and modelling of traffic movement. The data are broadly consistent, allowing Babraham Parish Council to draw robust conclusions from Applicant projections.

MORE THAN 40% OF TRAFFIC TRAVELS EASTWARD ALONG BABRAHAM ROAD

Applicant Transport Assessment, Table 3.5 ATC assesses movement along Babraham Road (see Appendix E: Applicant Traffic Assessment, section ‘Applicant data suggests that more than 40% of traffic travels eastward along Babraham Road).

The conclusion is that more than one in four trips is eastward along Babraham Road near H/1:b at all times (except the most distant location from H/1:b and only at 17.00—18.00).

- **Babraham Parish Council notes that Applicant data demonstrated that, closest to H/1:b, four in ten vehicle movements passes from Sawston eastward along Babraham Road.**

MORE THAN 32% OF TRIPS WILL BE VIA BABRAHAM HIGH STREET

Applicant data (TA, Table 6.2) show that 32.7% of traffic travels through Babraham village when A1307 traffic southbound is included.

The Applicant data indicate that 34.2% of trips will be via Babraham High Street (A1307 north- or south-bound, plus A11 northbound).

Note that the conclusion to the Applicant Vehicle Route Distribution data contains a significant error. It states (emphasis added):

“6.14 The results in Table 6.2 indicates that the majority of trips from the application site would be expected to *travel along the A505 westbound (28.7%)*, with significant proportions of traffic expected to travel along the A1301 northbound (21.8%).”

The correct majority route is the A1307 northbound through Babraham village with 28.7% of traffic.

However, please note that this erroneous statement is not carried over into later analysis. Applicant Table 6.2 is presented below.

- **Babraham Parish Council notes that Applicant data suggest that one in three trips will be via Babraham High Street.**

APPLICANT ANALYSIS SUGGEST THAT AVERAGE PEAK TRAFFIC THROUGH BABRAHAM WILL INCREASE BY 10% AS A RESULT OF H/1:B

Applicant data in Fig 6.2 suggest that morning peak periods will generate a total of 31 additional journeys through Babraham High Street and evening peak periods 29 additional journeys.

	Current Movement		Development movement	
	Morning	Evening	Morning	Evening

Direction through Babraham	East	West	East	West	East	West	East	West
Vehicles	144	198	111	148	26	5	7	22
Increase (%)					18.1	2.5	6.3	14.9
Total	342		259		31		29	
Increase (%)					9.1		11.2	

The most **severe impact** is during the eastbound morning peak, which **increases by 18%**: the westbound evening peak increases by almost 15%.

It was noted above that already consented developments increase the morning peak by 24.3%.

Applicant data show that the proposed and consented developments will cause **severe impact, by increasing morning peak traffic through Babraham High Street by 42.3%**.

- ***Babraham Parish Council notes that the Applicant development will cause an increase of 18% in morning peak traffic, almost 15% in evening peak traffic and daily average increase of 10%.***
- ***Babraham Parish Council objects to the Application because, in the absence of mitigating actions, such peak morning and evening increases constitute a severe impact for Babraham along a rural, narrow village High Street.***
- ***Babraham Parish Council objects to the Application because, together with consented developments and in the absence of mitigating actions, it will lead to a total average increase of more than 23% in traffic passing through Babraham High Street.***
- ***Babraham Parish Council objects to the Application because, together with consented developments and in the absence of mitigating actions, it will lead to an increase of more than 42% in traffic passing through Babraham High Street 08.00—09.00.***
- ***Babraham Parish Council is acting to improve traffic in the village, including through use of Parish funds, but seeks support from developers, SCDC, CCC and Highways Department.***

APPLICANT DATA PREDICTS SEVERE IMPACT OF UP TO 31% ON JUNCTION TRANSIT TIMES FROM BABRAHAM HIGH STREET RESULTING FROM H/1:B

Applicant TA 8 *Junction Capacity Analysis* and Appendix M show **severe impacts** on the junction of Babraham High Street and A1307. While the Applicant states:

“8.5 The results presented in Table 8.1 shows the forecast traffic that may be generated by the proposed development would have a minimal impact on the local highway network with a maximum of 11% at any junction. The majority of junctions will experience an impact of less than 5% which may be reflective of daily variation.”

The true **severe impact** is hidden behind the ‘majority’ value used by the Applicant.

Individual data entries in Applicant Appendix M (PDF page 33) shows that the turn left to A1307 Cambridge Road (North) from Babraham High Street **reaches a staggering 31.0% impact in the Applicant morning peak** (development 22, on existing 71). This is traffic in Babraham village's narrow High Street.

This **severe impact** would be worse, had the Applicant designated the true peak period for morning traffic: it was noted above that the true peak was earlier and higher than the selected peak.

Similar effects are seen in the evening peak, where the turn from the **A1307 (S) to Babraham High Street turn reaches a severe impact of 29.0%** (development 18, on existing 62).

Babraham Parish Council believes these average values calculated by the Applicant are deflated by the Applicant including Worsted Lodge route, which is effectively a cul-de-sac serving a very small number of dwellings and businesses (see next Section).

- ***Babraham Parish Council notes the severe impact of H/1:b traffic predicted by Applicant data, in excess of 29% at peak times.***
- ***Babraham Parish Council objects to the Application because of the severe impact on junctions serving the village caused by traffic from the Applicant development, in the absence of mitigating actions.***

APPLICANT DATA FOR BABRAHAM HIGH STREET IS COMBINED WITH OTHER ROUTES IN APPLICANT ANALYSIS

Data in Applicant Appendix R are used to examine the junction of Babraham High Street with the A1307.

This analysis appears, in all cases, to combine data from Babraham High Street (route D) with other routes. Consequently, Babraham Parish Council believes there is no analysis of the turn in either direction or at either peak time of Babraham High Street and A1307.

Rather, the analysis appears to be of, for example, Babraham High Street to A1307 *plus* Worsted Lodge (Appendix R, PDF page 183).

By contrast, data for A1307 to Worsted Lodge route (effectively zero) are detailed at both time periods.

Babraham Parish Council does not understand why, if this conclusion is correct, the Applicant has analysed data in this manner. Babraham Parish Council expects that combining routes would artificially increase apparent capacity for Babraham High Street.

- ***Babraham Parish Council concludes from analysis of Applicant data that it combines data from Babraham High Street and other routes, leading to lower apparent impacts on Babraham High Street.***
- ***If this is true, Babraham Parish Council requests detail of Babraham High Street turns in these data or an explanation of the rationale for this analysis.***

FORECAST DATA: 2028

Applicant TA, Section 7 *Forecast* uses data to project traffic growth forward to 2028. Applicant Figure 7.1 and 7.2 model future changes in traffic.

Applicant Figure 7.1 predicts, without including site H/1:b, an increase in morning peak of 31 journeys into Babraham High Street from the west and an increase of 37 journeys into Babraham High Street from the east.

Similarly, Figure 7.2 predicts an increase in evening peak of 34 journeys into Babraham High Street from the east and an increase of 22 journeys into Babraham High Street from the west (Sawston).

- ***Babraham Parish Council accepts the modelling to 2018, noting only this represents a further increase of around 10% on pre-development levels for H/1:b, or 20% increases on post-development H/1:b.***

COMMITTED DEVELOPMENT: CAMBRIDGE CITY FC

The Applicant refers to data for this development as follows.

7.7 The Transport Assessment, produced by MLM (document ref: DMB/770765/R571 revision B, dated October 2013), that supported the planning application for the construction of the Cambridge City Football Club stadium presents trip generation associated with the development for the year 2019. Whilst the assessment identifies the local PM peak hour as 1700 – 1800, trips associated with the development are not presented for this time period. Instead, the Transport Assessment identifies that the development will generate peak trips in the hour 1900 – 2000.

7.8 The trips generated within the analysis have therefore not been considered within this Transport Assessment as they fall outside of the identified peak hours of 0800 – 0900 and 1700 – 1800.

However, Babraham Parish Council believes this analysis ignores the Conference activities that form part of the CCFC stadium business model (See Appendix F Cambridge City Football Club).

Babraham Parish Council estimates that Cambridge City FC Conference and Meetings activity could generate an additional 20 journeys through Babraham High Street at peak times of 08.00–09.00 and 17.00–18.00.

- ***Babraham Parish Council argues that CCFC business activities will produce significant weekday traffic that the Applicant has not included.***
- ***Babraham Parish Council objects to the Application until such analysis is produced, included in its modelling, impacts identified and appropriate measures described.***

16. CONSIDERATION OF H/1:B MUST ADDRESS H/1:C

The Applicant provides an account of efforts to determine the likely scope of H/1:c. However, the Applicant reports that effective information is not available and would not be forthcoming prior to adoption of the SCDC Local Plan.

Nevertheless, from Applicant data and the SCDC *Local Plan*, Babraham Parish Council can produce a desk analysis of the likely impact of H/1:c on Babraham (in which a part of H/1:c lies).

In the SCDC Local Plan (now adopted), H/1:c is scheduled for 260 dwellings (22.4 dph). Babraham Parish Council assumes here that developers of H/1:c do not seek a density of 40 dph (465 dwellings).

Assuming a mix similar to H/1:c would suggest 1.65-fold more dwellings than H/1:b and, given a similar car use and traffic routing, Babraham Parish Council concludes that delivery of H/1:c would result in:

- an increase of 15% in morning peak traffic (1.65 x 9.1);
- an increase of 18% in evening traffic (1.65 x 11.2).

Together, H/1:b and H/1:c will result in:

- an increase of 24% in morning traffic;
- an increase of 30% in evening traffic.
- ***Babraham Parish Council appreciates the efforts by the Applicant to obtain findings for H/1:c, but argues that the anticipated additional severe impact due to H/1:c should form part of the Applicant's submissions and that, without this, the Application does not provide a fair assessment.***
- ***Babraham Parish Council objects to the Application until such analysis is produced, included in its modelling, impacts identified and appropriate measures described.***

17. COMMENTS ON APPLICANT TRANSPORT ASSESSMENT CONCLUSIONS

Babraham Parish Council provides the following responses to the Conclusions to the Applicant TA and notes that Conclusion 9.3 reiterates Conclusion 9.1 and therefore does not respond to 9.3

9.1 No comment.

9.2 The site is accessible, but public transport towards Cambridge is 800 m distant and a cycle route requires crossing Babraham Road, Sawston.

9.4 Comments of 9.2 apply.

9.5 Babraham Parish Council is not persuaded by Applicant arguments or data that sustainable travel for a large majority is achievable or realistic. It is also not persuaded that proposed Applicant work to achieve this aim will be effective.

9.6 Babraham Parish Council rejects the assertion that H/1:b will produce "low impact upon the operation of junctions across the local highway network" for the reasons identified in the Section [15: Applicant Transport Analysis Reveals the severe impacts caused by movements to and from H/1:b](#), above, which show that Applicant highway capacity data reveal **severe impact** on junctions serving Babraham at peak times.

9.7 No comment.

9.8 No comment.

9.9 No comment.

9.10 Because of the focus on Sawston, Babraham Parish Council does not agree with the conclusion that transport impacts will not be severe.

9.11 Babraham Parish Council notes that the Applicant refers here only to junctions and links in Sawston, so not raising the detrimental effects Applicant data shows for effects on Babraham.

18. HOUSING DENSITY AND HOUSING SUPPLY

As noted in the Applicant Planning Statement (Section 14, Housing Density), “Site H/1:b was allocated to deliver 80 units. The delivery of 80 units on site H/1:b would be at a rate of 22dph”.

Policy H/8 of the SCDC Local Plan details the average for such a development:

Policy H/8: Housing Density

1. Housing developments including rural exception sites, will achieve an average net density of:

a. 30 dwellings per hectare (dph) in Rural Centres, Minor Rural Centre villages, and Group villages;

and continues:

7.35 A density of 30 dwellings per hectare will achieve an efficient use of land. A higher density of 40 dph (net) will make the most of land in our most sustainable locations on the Cambridge fringe and in new settlements... Local character, the scale of development, and other circumstances can justify development at lower and higher densities than 30 dph and 40 dph (net).

Babraham Parish Council recognises the benefits from the Applicant proposal for all types of housing: the Council also welcomes the allocation of affordable housing, which could benefit both Babraham and Sawston residents.

However, Babraham Parish Council does not accept that this justifies a density that exceeds that guidance of 30 dph. The Council also questions the Applicant assertion that, because H/1:c is at feasibility, “H/1:b is therefore essential to meet immediate local housing need”.

The Applicant argument that “the housing-only part of the development (excluding the apartments) delivers at 30dph to coincide with a lower density towards the more rural edge of the new village framework” is specious and should be disregarded.

For H/1:b, a density of 30 dph would deliver 109 dwellings. A density of 40 dph would deliver 145 dwellings.

Either of these solutions, or a value between, would deliver much-needed accommodation over the 32-month construction period and respect the guidance provided by SCDC Local Plan Policy H/8.

It would also help to ameliorate the concerns of many residents expressed clearly during engagement and of objections by Babraham Parish Council expressed in this submission about the severe impacts resulting from H/1:b.

- ***Babraham Parish Council objects to the Application at the proposed Housing Density because it exacerbates impacts from the proposed development and suggests resubmission at a more appropriate value.***

19. HEALTH ASSESSMENT

While the Applicant agents have provided three opportunities to Babraham residents for public discussion (starting in May 2018), the Applicant provides direct evidence of their limited consideration of the needs of Babraham Parish, the location for H/1:b.

The Applicant Health Impact Assessment specifically excludes Babraham from its list of important stakeholders in its engagement section:

Engagement

3.5. The following stakeholders were considered important to engagement in respect of their responsibility to promote and protect health and wellbeing of the local population:

- Local Educational bodies (Primary and Secondary schools based within Sawston and Babraham).
- Sawston Parish Council (representative of local residents)
- Cambridgeshire County Council (Rights of Way)
- Cambridgeshire County Council (Highways)
- Hill (construction workers' employer)

This document is written in accordance with South Cambridgeshire District Council's Health Impact Assessment SPD Adopted March 2011 which states:

"A Health Impact Assessment should:

- *Appraise the potential positive and negative health and well-being impacts of the proposed development on planned new communities and the **adjacent existing communities in the development area.***

In the Risk Assessment (Table 4.2, p. 19), the Applicant assesses Impact of additional traffic on local road network.

Although the Applicant reports "Limited impact. The TA indicates the road network can cope with the intended traffic levels", it argues that it is certain that "The greatest impact will be for Sawston & Babraham residents who experience greater traffic movements on the local road network within their villages."

The Applicant Report notes (par. 5.4 III) that "The extension to the 30mph zone along Babraham Road should be implemented and any required traffic calming measures should be put in place at the start of the construction period. This should be secured via a condition of permission to ensure compliance."

- ***Babraham Parish Council notes with disappointment its exclusion from Applicant stakeholders important for its responsibility to promote Parishioners' health and wellbeing.***
- ***Babraham Parish Council requests that, because of the impact for residents of the host Parish, traffic measures within Babraham High Street be included in the Application.***
- ***Babraham Parish Council objects to the Application until traffic calming in Babraham High street is included in proposals to address the impact on the village.***

The Applicant Report states (par. 5.4 IV) that "The Travel Plan should incorporate a commitment to traffic associated with the construction phase of the development avoiding Babraham village. Regular reviews incorporating consultation with both Sawston and Babraham Parish Councils should take place during the Construction Phase, and if issues are identified then reviews of the relevant processes should take place. The Travel Plan should be implemented via a condition of permission to secure this commitment."

- ***Babraham Parish Council supports Applicant commitment to minimising construction traffic through the village.***
- ***Babraham Parish Council will welcome a strong Travel Plan mandating routing of all construction-associated traffic via A1301/Babraham Road, Sawston, detailing monitoring measures and reporting to the council.***
- ***Babraham Parish Council notes that construction traffic and routing via Sawston will have severe impacts for residents of Sawston.***
- ***Babraham Parish Council will also welcome explanation by the Applicant of measures taken to resolve any issues.***

20. CONTRIBUTIONS TOWARDS INFRASTRUCTURE

The Applicant notes SCDC Local Plan Policy

3.4. The proposed development site is allocated under emerging **policy H/1** which reads *‘The following sites shown on the Policies Map are allocated for housing development and associated uses. They will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified in respect of each site in the table below. The number of homes granted planning permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach.*

All sites will need to make appropriate financial contribution to any necessary additional infrastructure requirements, including towards additional capacity in local schools.’

EDUCATION

The Applicant Section 26: Education notes:

“26.2. In accordance with the requirements of emerging **policy TI/9** which requires early engagement with the County Council and emerging **policy SC/4** which sets out developer duties to contribute to the provision of local services, pre-application discussions have taken place with Cambridgeshire County Council concerning infrastructure requirements arising from the development. A formal written response was received on 14th June 2018 (see Section 3.20 above). This confirmed that contributions would be required towards Early Years provision, Primary School Provision and Libraries and Lifelong Learning provision...

26.3. Through appropriate contributions, the development will be able to meet its requirement to provide suitable education facilities. The site is therefore suitable in terms of being able to deliver the required school spaces.”

Babraham Parish Council is not aware of such discussions addressing the needs of Babraham Parish or Babraham CofE Primary School, other than that initiated by Babraham Parish Council. Discussions between Parish representatives and Education Officers indicated that the Officers were unaware of the location of H/1:b within Babraham Parish.

The Pro Forma (August 2013: Applicant Planning Statement Appendix A) confirms this conclusion: the Education Officer consulted discussed only the two primary schools in Sawston and made no mention of Babraham CofE Primary School.

- ***Babraham Parish Council notes that H/1:b is located in Babraham Parish and welcomes the recognition of the Applicant under SCDC Policy to contribute towards infrastructure and to providing capacity in local schools.***
- ***Consequently, Babraham Parish Council objects to the Application until published accounts of discussion on the consequences of H/1:b for Babraham CofE Primary School can be examined.***

Additionally:

- ***Babraham Parish Council notes that Babraham CofE School was rated 'Outstanding' at its last Ofsted review and is currently oversubscribed.***
- ***Babraham Parish Council believes that, because of its Ofsted rating and close proximity to H/1:b, Babraham CofE School will be an attractive choice for residents of H/1:b.***

HIGHWAY WORKS

Applicant section Planning History (par. 3.5) notes:

3.5. Guidance for the site appears under **policy H/1:b** which confirms site-specific development requirements include:

- *'Contribution to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston.'*

Given Applicant own data identifying severe impacts of H/1:b on its host Parish of Babraham, Babraham Parish argues that the Applicant is required to consider works not only the 'eastern flank of Sawston' but also in Babraham.

- ***As noted under [Point 1, above](#), Babraham Parish Council objects to the application in its current form and until such time as the Applicant can demonstrate that it has satisfactorily addressed mitigation of the impact of development on the host Parish, Babraham.***

21. COMMUNITY ENGAGEMENT

The Applicant Planning Statement states (par. 4.30, p. 36):

It is therefore reasonable to conclude that this early engagement has directly led to improved outcomes for the local community in accordance with paragraphs 39 - 43 of the Revised NPPF.

- ***Babraham Parish Council notes the work carried out by the Applicant, but concludes that NPPF requirement of 'improved outcomes' are not as yet apparent for the 'local community' of the host village, Babraham***

APPENDICES

A. NATIONAL POLICY PLANNING FRAMEWORK

Babraham Parish Council argues that NPPF has not been adequately followed in the process of developing and examining Applicant development H/1:b.

Specifically, because the location of the development in Babraham was not noted, indicated or appreciated until the first recorded mention in September 2018, Babraham Parish Council believes the Application has not addressed the needs in *Section 8 Promoting healthy communities*.

69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

72. The government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

<https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

B. HISTORY OF H/1B DESIGNATION

Planning documentation has never recognised the location of H/1:b within Babraham Parish. Rather, all documentation refers to Sawston as the host location.

Consequently, planning assessments are flawed in analysis and conclusion.

In addition to the examples noted from September 2018 in the Sections 4 and 5 above, selected texts include the following documents.

2013: SOUTH CAMBRIDGESHIRE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) REPORT: APPENDIX 7I: ASSESSMENT OF 2011 'CALL FOR SITES' SHLAA SITES

This report makes no mention of H/1:b; however, H/1:c is listed as 'Land south of Babraham Road, Sawston'.

August 2013 <https://www.scams.gov.uk/media/3962/07-appendix-7i-sawston.pdf>

2016: SCDC SUBMISSION OF PROPOSED MODIFICATIONS (31 MARCH 2016)

For example, SCDC's *Submission of Proposed Modifications (31 March 2016)* and *Annex 1. Site Assessment Proformas and Summary Results - Sites at Rural Centres (Part 1, 2,3)*, refers to developments including H/1:b **without any assessment of impact on Babraham**, the host Parish.

EQUIVALENT TO CURRENT H/1:B

- **Site reference number(s): SC313 [and SC313a]**
- Consultation Reference numbers: H6 (I&O 2013 part 2)
- Site name/address: Land north of Babraham Road, Sawston
- Potential residential capacity: 80 dwellings (30 dph)

The analysis scores:

Community Facilities (Q: Will it encourage and enable engagement in community activities?) as GREEN. *It makes no reference to the community of Babraham.*

Integration with Existing Communities (Q: How well would the development on the site integrate with existing communities?) as RED, but notes only integration with Sawston (inhibited by industrial buildings). *It makes no mention of host Parish, Babraham.*

Access (Q: Will it provide safe access to the highway network, where there is available capacity?) is listed as GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. *No mention is made of traffic to/from Babraham.*

EQUIVALENT TO PART OF CURRENT H/1:C

- **Site reference number(s): SC258**
- Consultation Reference numbers: 8 (I&O 2012)
- Site name/address: Land south of Babraham Road, Sawston

Babraham Parish Council note: This location lies entirely within Babraham Parish and forms part of Local Plan site H/1:c.

SIMILAR TO CURRENT H/1:C

- **Site reference number(s): SC 178 & 258**
- Consultation Reference numbers: 8 & 9 (I&O 2012)
- Site name/address: Land South of Babraham Road, Sawston

Babraham Parish Council note: This location lies partly within Babraham Parish and in 2018 corresponds in part to Local Plan site H/1:c.

- **Site reference number(s): SC178**
- Consultation Reference numbers: 9 (I&O 2012)
- Site name/address: Land east of Sawston.

Source: <http://www.scambs.gov.uk/localplanmods-dec2015>

CAMBRIDGESHIRE COUNTY COUNCIL COMMENTS ON THE LOCAL PLAN

This misapprehension of designation includes Cambridgeshire County Council (Juliet Richardson, on behalf of Council).

The County Council made three comments in support of H1 developments; the following relate to H/1:b and H/1:c (which lie partly or wholly within Babraham Parish).

No mention is made by Cambridgeshire County Council of host Parish Babraham, its transport or schools.

“No objections to proposals in Sawston but consider that there would be merit in planning all three sites in conjunction with each other... Three sites are identified within Sawston... the County Council

considers that there would be merit in there being an understanding that these sites should be planned in conjunction with each other... The level of overall development is likely to have a significant impact on the wider community infrastructure requirements, not least primary education provision”

<https://scams.jdi-consult.net/localplan/viewreplefull.php?repid=64679>

“Three sites are proposed for development in Sawston. The County Council is content that these sites can be appropriately accessed however detailed Transport Assessment work on the combined impact of this development on the village of Sawston has not yet been undertaken and it is not possible at this stage for a definitive comment on the impacts of the development, any required local mitigation works and the viability, deliverability and acceptability of such works.”

<https://scams.jdi-consult.net/localplan/viewreplefull.php?repid=59854>

2018: PLANNING INSPECTORS’ REPORT ON THE EXAMINATION OF THE CAMBRIDGE LOCAL PLAN 2014

This report states:

Green Belt allocations

59. The Plan proposes to release a limited number of sites from the Green Belt. These are: a site between Huntingdon Road and Histon Road as an extension to the urban extension which is currently being developed; a site on Fulbourn Road as an extension to the Peterhouse Technology Park; and **sites for residential development in Sawston**, Comberton and Impington.

Their report contains only one mention of Babraham Parish, noting a reduction in distance between Sawston and Babraham.

Babraham Parish Council argues that the Inspectors would not have paid such scant attention to impacts in Babraham had the designation been correct.

2018: SCDC LOCAL PLAN MAIN MODIFICATIONS - JANUARY 2018

This document makes no mention of Babraham Parish.

Instead, it acts inconsistently and incorrectly.

First, it sites H/1:b incorrectly in Sawston (emphasis and current H/1 designations added):

To deliver **new residential development at three sites in Sawston** (Dales Manor Business Park [H/1:a], land north of Babraham Road [H/1:b], land south of Babraham Road [H/1:c]), Histon & Impington (land north of Impington Road)...

Second, it addresses Parish boundaries inconsistently. A decision was made to modify par 2.54a to ensure works in Pampisford were treated as if in Sawston.

No equivalent modification is made for Babraham Parish.

Add new paragraph 2.54a as follows:

INSERTED: '2.54a For the purposes of village classification and related Local Plan policies, part of Pampisford parish west of London Road on the southern end of Sawston will be treated as if part of

the Rural Centre of Sawston. It is therefore included within the Sawston development framework boundary and shown on the Sawston Inset of the Policies Map. It is shown as an area covered by another map on the Pampisford Inset of the Policies Map. It remains part of Pampisford parish.'

- **Hence, Babraham Parish Council can conclude that the review and Modifications on January 2018 identified boundary questions, but did not address Babraham boundaries in respect of H/1:b and H/1:c.**

Source: <https://scambsjdi-consult.net/localplan/readdoc.php?docid=245&chapter=6>

C. BABRAHAM: A STRANGLER VILLAGE; TRAFFIC THROUGH BABRAHAM

H/1:b is a proposed development that lies entirely within the Parish of Babraham.

Its nearest trunk road is the A1307 (typically 3 minutes; 1.5 miles, road), reached through the village of Babraham. The A1301, to the west of Sawston, is 1.6 miles away (typically 4 minutes, road).

Babraham is a village struggling under the burden of its location. Roads to and from the City and major employers, such as the Addenbrooke's site (4.4 miles, road) and Granta Park (2.2 miles, road), suffer heavy loads. The consequent use of Babraham as a rat run to and from the A1307, A11 and M11 has led to the village being strangled at peak times and suffering HGV transit during the day.

There are no measures in the South Cambridgeshire Local Plan or other documents that address the current, very challenging conditions in this small village.

Developments proposed in Babraham Parish and other local parishes will strangle Babraham at peak times and damage residents' and visitors' environment, well-being and rural experience at other times.

While the proposals of the Greater Cambridge Partnership might provide public and sustainable transport solutions in the future, these lie many years away.

H/1:b cannot be considered in isolation: the Local Plan identifies several developments that it anticipates will reach approval. The H1 developments could produce up to 600 new houses on the east of Sawston, many located in Babraham Parish.

The current situation is a village under extreme strain: the future should not be sacrificed for new development. These must be considered in concert and measures established in the approval process to ensure the predicted harms to the village of Babraham are mitigated.

D. PEAK TRAFFIC FLOWS

PEAK FLOWS DATA FIT SAWSTON BETTER THAN BABRAHAM

Babraham Parish Council analysis of Applicant data (Transport Pts A—F, PDF pp. 64—67 and 69—71) demonstrate that Peak Flow designation is a poor surrogate for true traffic movement through Babraham. This designation fits Sawston better than it does Babraham.

Our analysis of Applicant data shows the following **real peak flows outside the designated Peak Flow** times of 08.00—09.00 and 17.00—18.00.

Southbound from A1307, turning to Babraham:

- total movements are higher at 07.30—08.00 than those at 08.00—08.30 (95 v. 88);
- total movements are higher at 18.00—18.30 than those at 17.30—18.00 (41 v. 37);
- total movements are lower at 17.00—17.30 than any 30-minute period 16.15—17.00.

Northbound from A1307, turning to Babraham:

- total movements are as high at 07.30—08.00 as those at 08.00—08.30 (16).

From High Street, Babraham towards Sawston:

- total movements are higher at 07.30—08.00 than those at 08.00—08.30 (104 v. 96);
- total movements are higher at 18.00—18.30 than those at 17.30—18.00 (91 v. 86)

From High Street, Babraham, towards A1307 (south):

- total movements at are higher 07.30—08.00 and 09.00—09.30 than those at 08.15—08.45 (31 and 32 v. 29).

From High Street, Babraham, towards A1307 (north):

- total movements are similar at 09.00—09.30 to those at 08.00—08.30 (34 v. 33);
- total movements are higher at 18.00—18.30 than those at 17.30—18.00 (30 v. 28)

A1307 PEAK FLOWS

Using Applicant data (Transport Pt A—F, PDF P. 71), Babraham Parish Council has examined travel northwards along the A1307 in one-hour segments.

Time	Vehicles
07.15—08.15	1122
07.30—08.30	1068
08.45—08.45	1091
08.00—09.00	1081

Babraham Parish Council notes that this analysis shows a broad plateau over 135 minutes, with a peak at 07.15—08.15. Babraham Parish Council argues that:

- this broad peak emphasises the need for a similar analysis on days in a neutral month to collect significant data for Babraham High Street;
- it would be likely that traffic through Babraham High Street turning north would reflect this skew away from 08.00—09.00.

Applicant data support this conclusion.

CONSENTED DEVELOPMENT

Applicant TA data (pars 7.6 *et seq.*) provide the following estimates for additional journeys resulting from consented development.

Pars/ Figs	Site	Morning Peak		Evening Peak	
		From A1307 (westbound)	From Sawston/Wych (eastbound)	From A1307 (westbound)	From Sawston/Wych (eastbound)
7.3, 7.4	Babraham Institute	1	13	10	1
7.5, 7.6	Common Lane	0	3	2	1
7.6, 7.7	Mill Lane	5	13	10	5
7.9, 7.10	58 Mill Lane	3	6	5	4
7.11, 7.12	Sawston Distribution Centre	0	0	0	0
	Total	9	35	27	11
	Total journeys	44		38	

MAPPING ANALYSIS

MORNING TRAFFIC

The survey period is 08.00—09.00

Online mapping solutions suggest that:

- to arrive in Cambridge centre by 08.30, traffic must leave Babraham at 07.50—08.10;
- to arrive on Newmarket Road by 08.30, traffic must leave Babraham at 07.55—08.10;
- to arrive at Addenbrookes site by 08.30, traffic must leave Babraham at 08.10—08.15.
- to reach Drummer Street by 08.30 from Babraham Park & Ride, traffic must leave Babraham at 07.45—07.55 (8 minutes to P&R, plus 30 minutes).

EVENING TRAFFIC

The survey period is 17.00—18.00

Mapping solutions suggest that:

- to arrive at Babraham from Cambridge centre by 17.00, traffic must leave the city centre at 16.25;
- to arrive at Babraham from Cambridge centre by 18.00, traffic must leave the city centre at 17.25;
- to arrive at Babraham from Addenbrookes site by 17.00, traffic must leave Addenbrooke’s at 16.40;
- to arrive at Babraham from Addenbrookes site by 18.00, traffic must leave Addenbrooke’s at 16.44;
- to arrive at Babraham from the Park & Ride by 17.00, traffic must leave the Park & Ride at 16.50; therefore to reach Babraham Park & Ride from Drummer Street by 16.50, traffic must leave the city centre at 16.11;
- to arrive at Babraham from the Park & Ride by 18.00, traffic must leave the Park & Ride at 17.50; therefore to reach Babraham Park & Ride from Drummer Street by 17.45, traffic must leave the city centre at 17.11.

E. APPLICANT TRAFFIC ASSESSMENT

DATA AND CONCLUSIONS

Babraham Parish Council contends that the Applicant analysis gives insufficient weight to consequences for Babraham. Only 22 of 160 pages of traffic analysis in Applicant Appendices N—R report on data for High Street, Babraham.

- Appendix N: 36 pages; the junction of the A1301 with Cambridge Road, Sawston;
- Appendix O: 23 pages; the junction of the A1301 and Mill Lane;
- Appendix P: 58 pages; the traffic-light junction of Hillside—Cambridge Road with Babraham Road—New Road;
- Appendix Q: 21 pages; the junction of Babraham Road with Wych Road—High Street, Babraham;
- Appendix R: 22 pages; the junction of High Street, Babraham with the A1307

CONSENTED DEVELOPMENTS WILL INCREASE TRAFFIC THROUGH BABRAHAM BY 13%

The Applicant presents data for consented developments (pars 7.6 *et seq.*, Figs 7.3—7.12).

Pars/ Figs	Site	Morning Peak		Evening Peak	
		Westbound from A1307	Eastbound from Sawston/ Wych	Westbound from A1307	Eastbound from Sawston/ Wych
7.3, 7.4	Babraham Institute	1	13	10	1
7.5, 7.6	Common Lane	0	3	2	1
7.6, 7.7	Mill Lane	5	13	10	5
7.9, 7.10	58 Mill Lane	3	6	5	4
7.11, 7.12	Sawston Distribution Centre	0	0	0	0

	Total	9	35	27	11
	Increase (%)	4.5	24.3	18.2	9.9
	Total journeys	44			38
	Increase (%)	12.9			14.7

The data show that the morning and evening peaks will add 44 and 38 journeys through Babraham High Street, respectively. The average increase is 13.6%.

However, this is most severe at the morning peak, reaching 24.3%, an increase of almost one quarter.

APPLICANT DATA SUGGESTS THAT MORE THAN 40% OF TRAFFIC TRAVELS EASTWARD ALONG BABRAHAM ROAD

Applicant Transport Assessment, Table 3.5 ATC provides the following data for movement along Babraham Road (**percentage values added by Babraham Parish Council**).

	Babraham Road (West)			Babraham Road (Middle)			Babraham Road (East)		
	Eastbound	Westbound	% East	Eastbound	Westbound	% East	Eastbound	Westbound	% East
Daily	2,130	2,400	47	1,530	1,797	46	1,529	1,798	46
0800-0900	308	200	61	186	244	43	187	245	43
1700-1800	126	307	29	162	181	47	162	181	47

More than four of ten trips is eastward along Babraham Road near H/1:b at all times (except the most distant location from H/1:b and only at 17.00–18.00).

All percentages of travel eastbound, towards Babraham lie in the range 43–47%, apart from 08.00–09.00 at Babraham Road (West), which is 61% and 17.00–18.00 at Babraham Road (West), which is 29%.

The higher morning value might reflect both commuters and school transport (to Icknield and Babraham schools). The lower evening percentage is likely to reflect traffic leaving the large industrial estate at Grove Road.

MORE THAN 32% OF TRIPS WILL BE VIA BABRAHAM HIGH STREET

Applicant Table 6.2 is presented below.

Table 6.2 Vehicle route distribution

Route		Distribution (%)
A1301 Northbound		21.8
Sawston Traffic	South Cambridgeshire Business Park	3.5

	Sawston Town Centre	3.4
	Spicer Papermill	3.4
M11 Northbound		6.0
M11 Southbound		7.6
A505 Westbound		12.6
A1307 Northbound		28.7
A1307 Southbound		4.1
A11 Northbound		1.4
A505 Eastbound		7.5

Traffic through Babraham village is 32.8% when A1307 traffic southbound is included.

The Applicant data indicate that 34.2% of trips will be via Babraham High Street (A1307 north- or south-bound, plus A11 northbound).

F. CAMBRIDGE CITY FOOTBALL CLUB

Babraham Parish Council believes Applicant discussion of CCFC analysis ignores the Conference activities that form part of the CCFC stadium business model.

Babraham Parish Council estimates the meetings and conferences could generate an additional 20 journeys through Babraham High Street at peak times of 08.00—09.00 and 17.00—18.00.

CONFERENCES & EVENTS

In their Community Impact Statement (Ref 792/13/CIS), the Applicant states that the plan: “sets out the consultation process informing the design of the stadium to ensure its compliance with the conference and events needs of the area and of the local businesses”, with no mention of impact of such activities on non-business – social, domestic, neighbourhood – needs or concerns.

Indeed, in response to Sawston Parish Council concerns, the Applicant states that it is “intended that all facilities and function rooms will be all available for hire as a means of income generation. The permitted use would be the subject of normal Licensing laws to protect the amenity of nearby residents.”

The facilities are to “be used on non-match days for conferencing and events”.

A consequence is that additional traffic is not restricted to match days (principally Saturday afternoons and Wednesday evenings for the first team), but would continue on other days that **are non-match days**.

The Applicant discussions with conference providers conclude: “HotelRes identified a need for large scale conference and events facilities (for 100 people +) outside Cambridge City Centre itself and believe that this scheme will fill a gap in the market if marketed correctly.”

The business model is thus for events for more than 100 people on Monday—Friday.

The Meeting Professionals International (MPI) Foundation Report (2011) found that “On average, each venue was used for 125 days in the year”.

Babraham Parish Council assumes that, given the Applicant’s argument that there are no facilities in Sawston or nearby, CCFC could achieve such an average goal of events on more than two days each week.

The Applicant report states that “subject to the necessary licensing there are multi-uses for the site” and propose use for weddings: these would possibly be most often held on Saturdays that are not first-team match days or out of season: the days on which Sawston would not face match traffic.

So, in addition to proposals for weekday conferences, the business model drives to weekend weddings.

1. The event business model is aimed at attendance of more than 100 on Monday—Friday
 - No examination is provided of weekday traffic increase from this development
 - 100 guests might indicate additional 20-40 cars per event
 - Delegates are quite likely to use train and taxi and hence travel via Sawston: however, the location of CCFC at the east of Sawston implies significant traffic could travel via Babraham (Cambridge and east, A11 east, A1307 and south, some M11/A11 south)
2. The wedding business model allows for up to 150 guests on non-match days
 - This would create additional weekend traffic on non-match days
 - No examination is provided of weekday traffic increase from this development
 - A wedding for 100 people might indicate an additional 30-50 cars per event.
 - Because of CCFC location at the east of Sawston, a significant part of traffic will travel via Babraham (Cambridge and east, A11 east, A1307 and south, some M11/A11 south)

In summary, although Babraham Parish Council can produce only broad estimates, CCFC non-match-day activities imply that traffic through Babraham increases by:

- 15 25 additional car journeys each way on match days, which total approximately 30 in the eight and a half months from mid-August to end-April
- 15 30 journeys each way on non-match weekend days from wedding activities
- 50 150 journeys each week each way on working days from conference activities

Babraham Parish Council is aware of no study carried out in the planning proposals to address this increase through Babraham.

Your ref no: JZBHPPKP

Who are you

Mandatory fields are in bold

Title

Dr

Forename / Initial (optional)

Don

Surname

Powell

Company Name (if applicable) (optional)

Babraham Parish Council

Telephone number (optional)

0778 6858 220

Email address (optional)

clerk@babraham-village.net

House Name / Number

Street

Town / City

Sawton

County

Cambridgeshire

Postcode

CB22 3DU

Comment Details

Please enter the planning reference number

S/3729/18/FL

Please tell us the address of the application you are commenting on

Site H/1:b - Land North of Babraham Road, Sawston, Cambs

Commenter Type (optional)

Councillor

Nature of comment (optional)

Object

Please limit your comments to 2 paragraphs. For longer representations please add as attachments.

Please ensure that no personal details (for example names, phone numbers) are included in your comment. For advice and guidance on how to compile your comment please visit our [website](#).

You can also add photos and any other relevant documents.

Your comments

Babraham Parish Council objects to Application S/3729/18/FL for the reasons detailed in its original objection that have not been addressed, and for the reasons arising from the Applicant response detailed in the accompanying file.

UPLOAD FILE(S)

Babraham

Parish

Council

Comments

Amendment

14

Days_1173.pdf

Declaration

Please open the PDF below to review all of your answers, if the answers displayed are correct please tick the declaration box.

Open a read only view of the answers you have given (this will open in a new window)

Please note the preview of your PDF may not work with some browsers. We are working with our suppliers to resolve this issue. You will be emailed a copy of your form once it has been submitted.

Declaration

Please tick the box below to confirm that the information you have provided on the form is accurate, and then click submit to send us your comment.

Please note that your comment may take up to three working days to show on our website.

I declare that the information I have provided on this form is accurate

South Cambridgeshire Hall
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**South
Cambridgeshire
District Council**

~~Sam Bramley,
Babraham Parish Clerk
83, FULBOURN ROAD
TEVERSHAM
CAMBRIDGE
CAMBRIDGESHIRE
CB1 9AJ~~

Planning and New Communities
Contact: Rebecca Ward
Direct Dial: 01954 713236
Direct Email: rebecca.ward@scambs.gov.uk
Our Ref: S/3729/18/FL
Date: 19 February 2019

PLEASE NOTE CORRECT CLERK NAME AND ADDRESS

**Don Powell
Babraham Parish Clerk
68 Woodland Road
Sawston
Cambridge
Cambridgeshire
CB22 3DU**

Dear Sir/Madam

Proposal: Change of use to residential use and erection of 158 residential units.
Application Ref: S/3729/18/FL
Location: Site H/1:b - Land North of Babraham Road, Sawston, Cambs
Applicant: .. Hill Residential Ltd

The above planning application has been amended. A copy of the revised plans is attached.

Updated plans and documents - please see formal response statement for breakdown

Any comments that your Parish Council wishes to make should be made **on this form** and returned to the above address **not later than 14 days from the date of this letter**. (You should note that at the expiry of this period the District Council may determine the application.)

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Objections	<input type="checkbox"/>
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Signed: _____
Clerk of the Parish Council or Chairman of the Parish Meeting

Date: 4 March 2019

EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
FL	Full	PA	Prior Notification of Agricultural Development
RM	Reserved Matters	PD	Prior Notification of Demolition Works
LB	Listed Building Consent	PT	Prior Notification of Telecommunications Development
CA	Conservation Area Consent	HZ	Hazardous Substance Consent
AD	Advertisement Consent	VC	Variation or Removal of Condition
		DC	Discharge of Condition

Comments of the Parish Council:

We were not able to access the Figures listed in the Applicant Response.

The Applicant presents their response to comments and arguments for retention of their current scheme to develop H/1:b at a density of 43 dph for a total of 158 dwellings.

Babraham Parish Council **objects** to Application S/3729/18/FL for the reasons detailed in its original objection that have not been addressed, and for the following reasons arising from the Applicant response.

The Applicant proposal establishes a dangerous precedent for the *SCDC Local Plan*. If SCDC exceeds its *Local Plan* allocation for the site by 97.5%, as under the Applicant proposal, it sets a precedent under which SCDC has weakened grounds to establish H/1:c at *Local Plan* values.

Indeed, this precedent would imply development of up to 670 dwellings (as opposed to 540 in the *Local Plan*), leading to much greater impact on Sawston and Babraham.

Table 1: *Local Plan and precedential values*

Site	Area (ha)	Local Plan		Under proposed values	
		Dwellings	Density	Dwellings	Density
H/1:a	10.7	200	18.7	0	0
H/1:b	3.64	80	22.0	158	43.4
H/1:c	11.64	260	22.3	514	44.1
Total	25.98	540		672	

Babraham Parish Council believes that SCDC would be mistaken in approving the increase of 97.5% in the allocation for H/1:b because of the harms that could arise from this precedent.

Consequences of H/1:b densities translated to H/1:c

Sawston housing stock is increased by 20%

As shown above, the precedent set by H/1:b could translate as an additional 670 dwellings.

Sawston has around 3200 dwellings.

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input checked="" type="checkbox"/>	Refuse	<input type="checkbox"/>	No Objections	<input type="checkbox"/>
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Signed: _____
Clerk of the Parish Council or Chairman of the Parish Meeting

Date: 4 March 2019

EXPLANATION OF APPLICATION SUFFIX

- | | | | |
|----|---------------------------|----|--|
| OL | Outline | LD | Lawful Development Certificate |
| FL | Full | PA | Prior Notification of Agricultural Development |
| RM | Reserved Matters | PD | Prior Notification of Demolition Works |
| LB | Listed Building Consent | PT | Prior Notification of Telecommunications Development |
| CA | Conservation Area Consent | HZ | Hazardous Substance Consent |
| AD | Advertisement Consent | VC | Variation or Removal of Condition |
| | | DC | Discharge of Condition |

Local services would suffer

The increase in demand would place severe pressure on local services, including educational and medical provision.

Traffic would increase to unacceptable levels

Morning peak traffic in Babraham would increase by an additional 60% at an H/1:c density of 44 dph (a further 84 vehicles).

Applicant modelling suggests H/1:b contributes 26 vehicles to the morning peak of 144 from Babraham Road, Sawston turning into High Street, Babraham.

Although we are unable to model the consequences for the centre of Sawston, the A1301 and A505 junctions from Applicant data, we can reasonably conclude that the effects would be similarly severe impacts throughout the village.

The argument that planned stock will be lost from the Local Plan is not supported by evidence

As of 18 months ago (July 2017), 40% of planned dwellings under Policy H/1 had been approved (338 of 860: SCDC Local Plan, par. 7.6, p. 137).

There is no evidence – and no reason to believe – that SCDC will face severe problems achieving the H/1 Policy target of 860 dwellings.

The 97.5% increase in H/1:b allocation is not justified by change in use of H/1:a

The Applicant argues that, by exceeding the SCDC Local Plan allocation for the site by 97.5%, their proposal offsets the loss of H/1:a to commercial use (SCDC Local Plan value 200 dwellings).

Babraham Parish Council argues that this is not a valid reason for such a disproportionate increase in numbers of dwellings or density and consequent impacts.

Applicant is not correct to assert that there will be limited impact at proposed density

The Applicant asserts:

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input checked="" type="checkbox"/>	Refuse	<input type="checkbox"/>	No Objections	<input type="checkbox"/>
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Impact of additional traffic on local road network	Limited impact. The TA indicates the road network can cope with the intended traffic levels.	The greatest impact will be for Sawston & Babraham residents who experience greater traffic movements on the local road network within their villages.
--	--	--

Applicant Health Impact Assessment, p 26

Babraham Parish Council presented data extrapolating for H/1:c in its original objection: where possible, these are summarised in Table 2.

Table 2: Effects on movements in Babraham High Street

Site	Morning peak vehicles	Increase in morning peak	Increase in evening peak	Increase in junction transit time
H/1:b @ 80*	13	9%	8%	
H/1:b @ 158†	26	18%	15%	31%
H/1:b +ACD‡	57	42%	33%	
<i>H/1:b + H/1:c + ACD[§]</i>		57%	48%	

Estimated data in italic type: data from Application in roman type

*Calculated from 80/158

†Applicant data

‡Based on 158 dwellings for H/1:b and already consented developments (ACD)

§Based on 158 dwellings for H/1:b, existing density for H/1:c (260 dwellings) and already consented developments (ACD)

These impacts are not 'limited': they are severe even in isolation. With H/1:c they are compounded.

Severe impacts of H/1:b will be mitigated at lower housing density

If H/1:b is approved at Local Plan density (80 dwellings), the increase in morning peak is mitigated to around 10% (projecting 14 vehicles from Applicant data).

We have interpolated from Applicant Table 5.3 to examine the effect of lower density of housing.

Table 3: Lower density of H/1:b mitigates effects on traffic

	Morning peak (0800-0900)	Evening peak (1700-1800)
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Approve <input type="checkbox"/>	Refuse <input type="checkbox"/>	No Objections <input type="checkbox"/>
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	Arrive	Depart	Total	Arrive	Depart	Total
Vehicle trips (158)	20	51	71	48	22	70
Eastward (No)	10	26	36	24	11	35
Vehicle trips (120)	15	39	54	36	17	53
Eastward (No)	8	20	27	18	8	27
Vehicle trips (80)	10	26	36	24	11	35
Eastward (No)	5	13	18	12	6	18

Modified from Applicant Table 5.3 Vehicle trip rates and forecast vehicle trips, to calculate vehicles at lower densities

Moreover, a density of 80 dph mitigates morning peak increase (with already consented developments, ACD) to 28%, rather than 40% at Applicant proposed density of 158 dph.

Even so, the effects of H/1:c will exacerbate the already severe impacts from H/1:b and ACD.

Policy H/1 can be achieved by a more considered approach

The target of 540 dwellings under Policy H/1 could be achieved by a more considered approach that increases the density of H/1:c as well as H/1:b. Table 4 shows that a more measured approach would produce balanced densities and achieve the desired 540 dwellings.

Table 4: Densities to achieve 540 dwellings

	Local Plan target (540)	
	Dwellings	Density
H/1:a	0	0
H/1:b	127	34.9
H/1:c	413	35.5
Plan total	540	

Although this does not address the concerns of Babraham and Sawston Parish Councils, nor does it serve the interests of Babraham Parish Council (traffic would still be unacceptable), it does offer a more phased development (H/1:c is not submitted yet), during which time GCP and other plans might mitigate transport problems produced by the siting of more than 250 dwellings in Babraham Parish.

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input checked="" type="checkbox"/>	Refuse	<input type="checkbox"/>	No Objections	<input type="checkbox"/>
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Construction impacts are likely to be significant

Applicant *Health Impact Assessment: Construction* argues limited impact.

Impact of construction traffic on road network	Limited impact. The development will not generate significant traffic movements, especially when compared with the existing road network use for Sawston Village College and Dales Manor Business Park which includes both light and heavy vehicle movements. Construction workers will be advised on the best route to use to avoid smaller, more rural access routes i.e. through Babraham Village.	The TA suggests the impact will be very limited. The greatest impact will be on a Saturday when Sawston Village College and Business Park traffic is far reduced.
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Babraham Parish Council disagrees with the following points.

- “The development will not generate significant traffic movements, especially when compared with the existing road network...”

Applicant data show limited OGV and light goods vehicle movements at weekends through Babraham High Street. The impact of works including delivery on Saturdays is likely to be significant.

- “Construction workers will be advised on the best route to use...”

The comment that construction workers will **be advised** to avoid Babraham High Street is inadequate.

Should H/1:b be approved at any density, operators of OGV and LGV must be **required by contract** to use other routes not via Babraham High Street throughout the week and throughout the project. Penalties should be applied for breach of this condition.

- “The greatest impact will be on a Saturday...”

This is indeed true, for there is considerable parking on Babraham Road, Sawston, for the many youth football teams enjoying amenity use of Icknield Recreation ground: the carriageway is effectively reduced to single lane as a result of (legal) on-street parking.

The impact of construction traffic will be significant on Saturdays.

Recommendation of the Parish Council:- (please tick one box only)

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Privacy Notice

Who we are

This privacy notice explains how the Greater Cambridge Planning Service uses information in the course of providing planning services to Cambridge City and South Cambridgeshire District Councils. This work includes:

- Making decisions and providing advice on planning applications
- Making planning policies
- Working with neighbourhoods on their plans
- Working with neighbouring authorities on strategic policies
- Responding to allegations of unlawful development
- Monitoring development
- Entering legal agreements, serving notices and promoting the best use of land

Why we require this personal information?

We require personal data to process comments so that we know where the comment or information came from and can weigh the relevance of any comments made. We may use the information provided to contact you about the application you have commented on.

What we do with this information

This information will be used by Cambridge City and South Cambridge District Councils in determining an application for planning permission. This function is known as a “public task” and is why we do not need you to “opt in” to allow this information to be used.

We process this information as a (Public task) Statutory Duty as laid out in the Town and Country Planning Act and we cannot process your comments unless you provide this personal information. If you do not or if you refuse to allow us to share information we will not be able to carry out the service for you.

We may process the information you provide to prevent and detect fraud in any of our systems and may supply information to government agencies, credit reference agencies, audit or other external bodies for such purposes. We participate in the governments National Fraud Initiative.

As we process this information as a statutory duty you hold the following rights with regard to the personal data provided to us when making comments:

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input checked="" type="checkbox"/>	Refuse	<input type="checkbox"/>	No Objections	<input type="checkbox"/>
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Date: 4 March 2019

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<p>OL Outline FL Full RM Reserved Matters LB Listed Building Consent CA Conservation Area Consent AD Advertisement Consent</p>	<p>LD Lawful Development Certificate PA Prior Notification of Agricultural Development PD Prior Notification of Demolition Works PT Prior Notification of Telecommunications Development HZ Hazardous Substance Consent VC Variation or Removal of Condition DC Discharge of Condition</p>
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Right to Access – You have the right to access (receive a copy) of your personal data and supplementary information.

Right to Rectification – You have the right to have any inaccurate or incomplete personal data rectified.

Right to Restriction – You have the right to request a restriction of the processing of your personal data in situations where it is inaccurate, unlawful, and no longer needed for the purposes for which it was originally collected, or if a withdrawal of consent has been made.

The comments provided will form part of our public register of applications and, as such, will be open to public inspection at our offices and on our website and your comment will be attributed to your address. However, personal information including your name and contact details will be redacted in line with our redaction policy. In the event of an appeal, representations will be forwarded to the planning Inspectorate and the appellant. The planning Inspectorate may publish appeal documentation, including copies of representations received.

How we share this information

We do not sell information to other organisations. We do not move information beyond the UK. We do not use information for automated decision making.

We sometimes need to share the information we have with other departments within our Councils, for example to establish how long a building has been used as a dwelling or if you object to a proposal on noise grounds and we feel Environmental Health should be aware.

Redaction ('blinking things out')

We operate a policy where we routinely redact the following details before making forms and documents available online:

- Personal contact details – e.g. name, telephone numbers, email addresses
- Signatures
- Special Category Data - e.g. supporting statements that include information about health conditions or ethnic origin

Retention ('how long we keep your information for')

The Town and Country Planning Act requires us to hold most types of applications on our public register permanently. You can find out more by looking at our Retention Policy on our web sites.

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Objections	<input type="checkbox"/>
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Complaints and problems

You can find out more about how we handle your data by visiting the Councils Privacy Notice page on the web site

If you think we have got something wrong or if you are concerned with the way we are handling your data please contact us by emailing applicationsupport@cambridge.gov.uk for Cambridge City applications and planning@scambs.gov.uk for South Cambridgeshire District applications. Alternatively you can call us on the numbers above.

If you have a query regarding your rights please contact the Data Protection Officer who can be contacted by emailing infogov@3csharedservices.org or you can write to the Council and mark your letter for the attention of the Data Protection Officer. Alternatively you can call 07864 604221 or 01954 713318.

If we fail to respond properly you can direct your concerns to the Information Commissioner's Office (ICO).

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Objections	<input type="checkbox"/>
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Heads of terms for the completion of a Section 106 agreement

Site H/1:b – Land North of Babraham Road

Affordable housing summary:

Affordable housing percentage	40% - 63 units
Affordable housing tenure	70% - 44 rent units 30% - 19 shared ownership units
Local connection criteria	Yes - 31 of the 63 units to contain LLP
Local connection villages	Sawston and Babraham

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£221,145
Primary School	CCC	£569,324
Secondary School	CCC	£566,661
Libraries and Life Long Learning	CCC	£16,637
Formal Sports	SCDC	£158,402.17
Formal Children's play space	SCDC	£40,000
Indoor community space	SCDC	£71,914.64
Public art	SCDC	£20,000
Monitoring	SCDC	£3,000
Bus shelter maintenance	SCDC	£7,000
Traffic Signal maintenance	CCC	£10,000
Household waste bins	SCDC	£7,350.50 (£73.50x83 per dwelling and £150.00x75 per flat)
TOTAL		£1,691,434.31
TOTAL PER DWELLING		£10,705.28

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Landscape and open space maintenance scheme	SCDC then offer to the parish council	Open space to be offered to the parish council in the S106.
Secure onsite custom build plots 10-13	SCDC	

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Drainage maintenance		Conditions
Road/street maintenance (non adopted)		Conditions
New footway along Babraham Road and crossing points	CCC	Conditions
Horse refuge		Conditions

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	Local Plan TI/9
Required	Yes
Trigger	100% Prior to occupation
Fixed/Tariff	Fixed
Detail	See memo dated 3 October 2018 (as amended) by CCC. New pre-school facility on the Icknield School site or another site within the catchment area. Contributions are sought on the basis of £9,615 per place; therefore a total contribution of £221,145 (£9,615x23students) is required.
Number of pooled obligations	1
Trigger	50% prior to commencement and 50% prior to occupation of 50% of the scheme

Ref	CCC2
Type	Primary School
Policy	Local Plan TI/9
Required	Yes
Detail	See memo dated 3 October 2018 (as amended) by CCC. Expansion of Icknield Primary School by 1FE or an expansion to Babraham Primary School. Contributions will be sought on the basis of £20,333 per place therefore a total contribution of £569,324 (£20,333x28students) is required.
Fixed / Tariff	Fixed
Number Pooled obligations	0
Trigger	50% prior to commencement and 50% prior to occupation of 50% of the scheme

Ref	CCC3
Type	Secondary school
Policy	Local Plan TI/9
Required	Yes
Detail	See memo dated 3 October 2018 (as amended) by CCC. Expansion of Sawston Village College by 150 places. Contribution will be sought on the basis of £33,333 per place; therefore a total contribution of £566,661 (£33,333x17students) is required.
Fixed / Tariff	Fixed
Number Pooled obligations	0
Trigger	50% prior to commencement and 50% prior to occupation of 50% of the scheme

Ref	CCC4
Type	Libraries and lifelong learning
Policy	Local Plan TI/9
Trigger	100% Prior to occupation of 50% of the scheme
Required	Yes
Detail	Sawston Library Project is served by a community library based within the grounds of the village college. Increase in population would place demand on the facilities. A new community hub including a library is

	also opening in Sawston. LLL contributions will be used to provide additional resource to meet the needs of the new population. On this basis £42.12 per head of population is required (£42.12x395people) £16,637
Number of pooled obligations	1
Trigger	100% prior to occupation of 50% of the scheme

Ref	CCC5
Type	Strategic waste
Policy	RECAP Waste Management Design Guide
Required	No

Ref	CCC6
Type	CCC monitoring
Policy	N/A
Required	No

Ref	SCDC7
Type	Transport – Bus stop maintenance
Policy	Local Plan policy TI/2
Required	Yes
Project	S106 contribution for bus shelter maintenance (£7,000) for the relocated Cambridge bound bus stop (from Churchfield Avenue to Babraham Road).
Trigger	Prior to occupation of the development

Ref	CCC7
Type	Transport – Traffic signal maintenance
Policy	Paragraph 109 of the National Planning Policy Framework
Required	Yes
Project	S106 contribution for Cambridge Road / Babraham Road / Hillside / New Road signal timing and settings review (£10,000) as recommended in TA.
Trigger	Prior to occupation of the development

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Formal Sport
Policy	Local Plan Policy SC/7 and Open space in new development SPD
Required	Yes
Details	A contribution of £158,402.17 towards the cost of building a new multi purpose pavilion on the site of Cambridge City Football Club (in the Parish of Sawston).
Fixed/tariff	Fixed
Trigger	100% prior to occupation
Number of pooled obligations	0

Ref	SCDC2
Type	Formal Children's play space
Policy	Local Plan Policy SC/7 and Open space in new development SPD Open space in new development SPD
Required	Yes
Detail	In the form of (a) an onsite LEAP for 2-8 year olds and (b) an offsite

	contribution of £40,000 towards a new skate park on Lynton Way recreation ground (Sawston) for 8-14 year olds.
Fixed / Tariff	Fixed
Trigger	LEAP to be provided no later than [40] dwellings Contribution 100% prior to occupation
Number Pooled obligations	0

Ref	SCDC3
Type	Informal open space and play space
Policy	Local Plan Policy SC/7 and Open space in new development SPD Open space in new development SPD
Required	Yes
Detail	On-site provision LEAP and LAP
Fixed/ Tariff	Fixed

Ref	SCDC4
Type	Indoor community space
Policy	Local Plan Policy SC/6
Required	Yes
Detail	Indoor meeting space being a contribution of £71,914.64 towards the cost of building a new multi purpose community Hub in Babraham to be located adjacent the primary school.
Fixed / Tariff	Fixed
Trigger	100% prior to occupation
Number Pooled obligations	0

Ref	SCDC4
Type	Public Art
Policy	Local Plan Policy HQ/2
Required	Yes
Detail	Public art being a contribution of £20,000 towards the funding of performance arts space and facilities within the new Babraham village Hub.
Fixed / Tariff	Fixed
Trigger	100% prior to occupation
Number Pooled obligations	0

Ref	SCDC6
Type	Household waste receptacles
Policy	RECAP Waste Management Design Guide
Required	YES
Detail	£73.50 per house and £150 per flat
Project	Towards the Receptacle provision of household waste receptacles necessitated by the Development. 83 units x £73.50 dwellings and 75 x £150.00 flats.
Fixed / Tariff	Fixed
Trigger	Paid in full prior to occupation of first dwelling
Number Pooled obligations	0

Ref	SCDC7
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	£3000
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Number Pooled obligations	None

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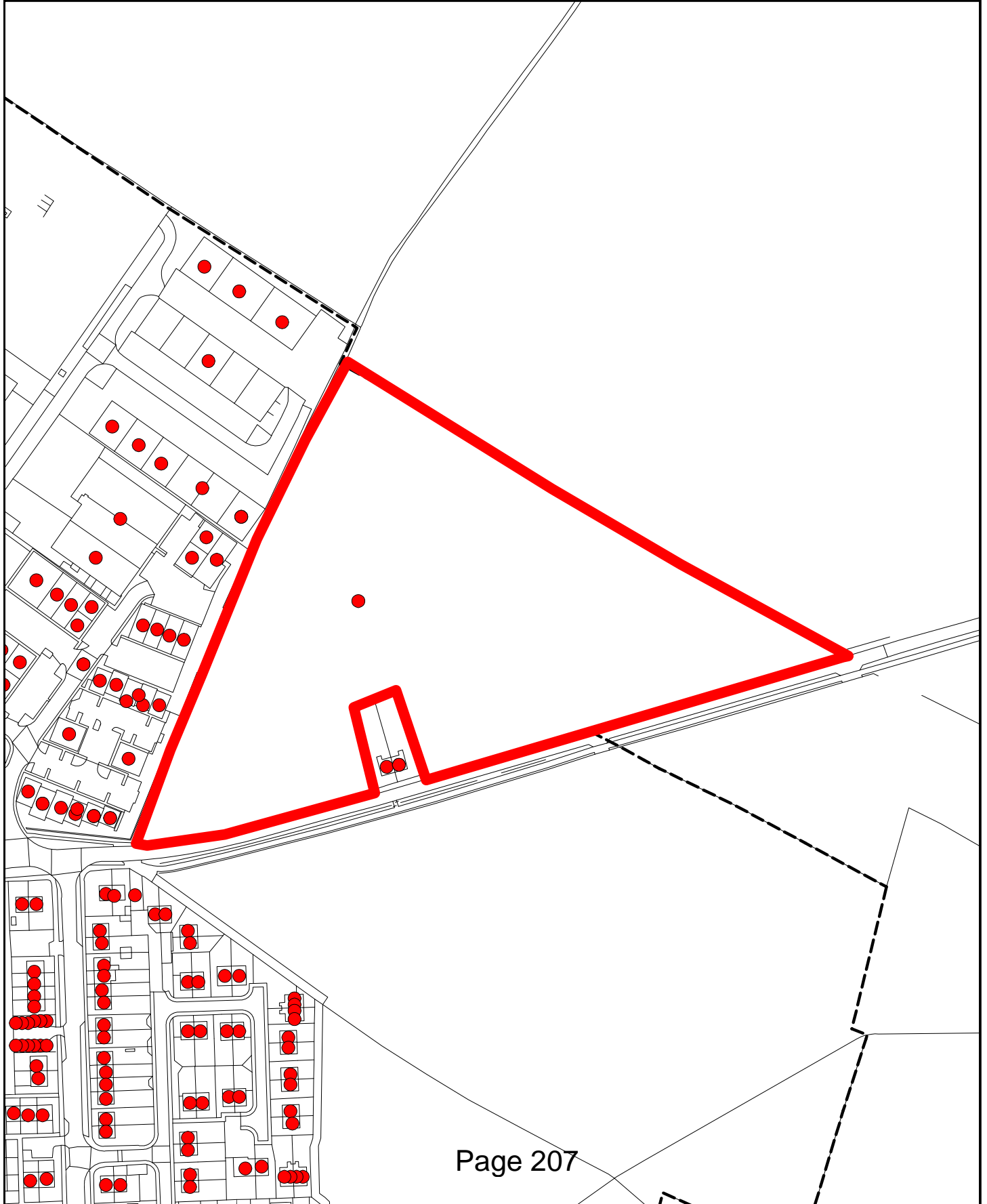
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Date of plot: 26/03/2019



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Cambridgeshire
District Council**

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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 April 2019

AUTHOR/S: Joint Director of Planning and Economic Development

AgriTech Appeal by SmithsonHill Ltd, S/4099/17/OL

1 Purpose

- 1.1 This report asks for the Planning Committee to endorse and agree to a number of planning matters associated with the proceedings for the Agri-Tech appeal.

2 Background

- 2.1 This application was reported with a recommendation of refusal to the Planning Committee on 7 March 2018. Planning Committee resolved to refuse the application on nine individual grounds. The decision notice refusing outline planning permission was issued on 13 March 2018 and is attached as appendix 1 to this report. The refusal of permission was subsequently appealed by SmithsonHill Limited (the appellant) in the autumn of 2018. The Council has appointed its appeal team to defend its case. The appeal is to be heard at a Planning Inquiry timetabled to start on 11 June 2019 and is anticipated to run for 12 days.

3 Considerations

Change in Adopted Policy Framework

- 3.1 Members will recall that the application for the agricultural technology park was made and determined in the context of the adopted South Cambridgeshire Development Control Policies DPD (2007), the South Cambridgeshire Core Strategy DPD (2007) and the draft South Cambridgeshire Local Plan 2014.
- 3.2 The Inspectors' Report into the new Local Plan was received on 29 August 2018 and the new local plan was subsequently adopted by South Cambridgeshire District Council on 27 September 2018. As such, the original decision notice includes a range of policies associated with the formally adopted 2007 policies which have now been superseded by the adoption of the South Cambridgeshire Local Plan 2018 (SCLP 2018) and therefore are no longer of effect.

- 3.3 The appeal programme required the submission of the Council's Statement of Case (SoC) at an early stage in proceedings and this was submitted on 12 Nov 2018. The SoC is attached to this report at appendix 2. The SoC sets out the policies and scope of evidence which the Council intends to use to defend the refusal of planning permission. It includes a comprehensive set of relevant SCLP 2018 adopted policies applicable to the appeal proposal. The SoC sets out that, excepting reason for refusal 2, the Council is of the view that the original reasons for refusal are supported by newly adopted policies. In relation to each reason for refusal, the relevant superseded and newly adopted and relevant policies for the purposes of the appeal are set out in table 1 at page 9 of the SoC.

Reason for Refusal 2

- 3.4 Reason for refusal 2 concerned the issue of prematurity to the emerging Local Plan, which Members will recall was at an advanced stage when the application was being considered by Planning Committee in March 2018. Now that the SCLP 2018 has been adopted, officers are of the view that paras. 49 and 50 of the NPPF (2019) are no longer engaged and prematurity falls away as an issue. NPPF advice regarding reasons for refusal on grounds of prematurity recommends their use in limited circumstances where a scheme would both:

a) be so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and

b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

- 3.5 Both of these factors for the application were engaged at the time when Committee considered the application in March 2018, before the adoption of the SCLP 2018. As such, and in accordance with Counsel advice, the Statement of Case submitted in November of last year, indicates that the Council will not be pursuing this reason for refusal as part of the Inquiry. Members are asked to endorse this decision.

Reason for Refusal 6

- 3.6 Reason for refusal 6, as it appears on the decision notice, contains drafting errors; it is incomplete and is missing text within the middle of the third sentence. The missing text is not fundamental to the basis of the objection or meaning of the refusal reason. The reason for refusal, with additional text underlined, should read as follows.
- 3.7 *Motorists would access the proposed development via the A1301 and a single access junction. The road network in this locality is already congested, as acknowledged in the submitted Transport Assessment (TA). A stage 1/2 Road*

Safety Audit has not been carried out on all the submitted drawings to allow the Local Highway Authority to fully assess the scheme and the proposal would therefore be contrary to: paragraphs 7, 17 and 32 of the National Planning Policy Framework 2012 and Policies DP/1, DP/3 (1b), DP/4 and TR/2 of the South Cambridgeshire Development Control Policies DPD 2007.

- 3.8 The appellants are not in any way prejudiced by the insertion of the relevant text.

Next Steps

- 3.9 The Council and the appellants are required to submit a joint Statement of Common Ground (SoCG) by 16 April 2019; the statement is intended to identify both areas of common ground and matters on which there remains disagreement and will assist in the preparation of proofs of evidence. It is also intended that a separate Statement of Common Ground relating to highways & transport matters will be submitted at the same time. These statements are the subject of current negotiation and discussion between the Council and the appellant and the County Council as highway authority.
- 3.10 The Council and the appellants are required to submit their Proofs of Evidence by 14 May 2019.
- 3.11 Notwithstanding and without prejudice to the outcome of the appeal, the Council and the appellants are required to work towards agreeing a list of conditions in the event that the appeal is allowed. The range of required conditions is to be indicated within the SoCG and a detailed list of conditions is to be presented to the Inquiry.
- 3.12 Notwithstanding and without prejudice to the outcome of the appeal, the Council and the appellants are required to work towards agreeing a range of CIL compliant S106 Heads of Terms within the SoC. These are to be embodied within a S106 legal agreement or unilateral undertaking presented to the Inquiry.

4.0 To Note

- 4.1 The Council was advised by the Planning Inspectorate on the 23 October 2018 that the appeal has been recovered for determination by the Secretary of State. This means that instead of himself reaching a decision on the appeal, the Inspector will prepare a report and recommendation, which will be forwarded to the Secretary of State for the Secretary of State's own determination. The reason given for this direction is that the appeal involves proposals for significant development within Green Belt.

5.0 Consultations

- 5.1 There has been no formal external consultation involved in the preparation of this report. It is being brought forward following advice received from appointed Counsel for the Inquiry and from the Council's solicitor.

6.0 Conclusion

6.1 Officers are of the view that the newly adopted policies within the SCLP 2018 do not significantly alter the Council's case in defending the appeal. The range of applicable policies and how they relate to the appeal are fully set out in the Statement of Case and follow advice taken by Counsel in the preparation of the Council's evidence to the Inquiry. Reason for refusal 2 which concerned prematurity is evidently no longer capable of being pursued. Officers consider that the corrections to reason for refusal 6 are necessary and do not alter the substance of that reason for refusal.

6.2 Members are advised to accept the officer recommendations.

7.0 Recommendations

7.1 Members of the Planning Committee are asked to **AGREE** to the following recommendations:

- a. to endorse the range of policies applicable to the reasons for the refusal contained within the SCLP 2018 as set out in the Statement of Case;
- b. to endorse the decision to longer pursue reason for refusal 2 as part of the Inquiry proceedings;
- c. to endorse the officer interpretation of the missing text associated with reason for refusal 6;
- d. to allow officers to pursue the submission of the Statement of Common Ground and proofs of evidence as required in accordance with Counsel's advice;
- e. to grant officers authority to agree to a set of planning conditions and planning obligations as part of the Inquiry proceedings;

8 Implications

- (a) **Financial Implications:** None
- (b) **Staffing Implications:** None
- (c) **Equality and Poverty Implications:** None
- (d) **Environmental Implications:** None
- (e) **Procurement:** None
- (f) **Consultation and communication:** None
- (g) **Community Safety:** None

9 Report Author

Toby Williams – Principal Planning Policy Officer
Telephone: (01223) 457312, Mob: 07704 072593

10 Appendices

Appendix 1: AgriTech Decision Notice 13 March 2018

Appendix 2: Statement of Case 12 November 2018

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE**

**Form 5
Ref. S/4099/17/OL**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Decision Date: 13 March 2018

Nick Guildford
Terence O'Rourke Ltd
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

The Council hereby refuses permission for Outline planning application (all matters reserved) for development of an AgriTech technology park comprising up to 112,000 sqm (gross) employment floorspace, supporting infrastructure, amenities and landscape works including publicly accessible informal open space, enhancements to parkland; vehicle and cycle parking; service areas; bus / cycle interchange on land west of the A1301 / north of A505; and infrastructure works including new vehicular accesses, highway improvement works, pedestrian and cycle links with bridge crossings over A1301 / A505 and River Cam, site re-profiling, drainage works, foul and water pumping stations and primary electricity sub station; telecommunications infrastructure and other associated works.

At: Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford
For: Emma Fletcher, SmithsonHill Limited

In accordance with your application dated 20 November 2017

for the following reasons:-

1. 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.
2. The Council's emerging Local Plan is at an advanced stage of preparation. The proposed site is not allocated for any development in the current Local Development Framework or emerging Local Plan. The scale of the proposal is such that, if permission were granted now, it would undermine the plan-making process and sustainability of the Local Plan by predetermining decisions about the scale, location and phasing of new development that are central to the emerging Local Plan given its advanced stage. It is therefore considered the proposal is premature in light of draft policies S/5 and S/6 of the submitted South Cambridgeshire Local Plan, 2014 and Paragraph 12 of the National Planning Policy Framework and Paragraph: 014 Reference ID: 21b-014-20140306 of the National Planning Practice Guidance.
3. The proposed site for the bus/cycle interchange and the northernmost end of the foot, cycle and equestrian bridge are located within the Cambridge Green Belt wherein there is a presumption against development for purposes other than those categories specified in paragraphs 89 and 90 of the National Planning Policy Framework (NPPF) 2012.

The proposal is considered to fall outside of these specified categories and is inappropriate development by definition. The location of the development would cause substantial and irreversible harm to the openness of the Green Belt and would conflict with the following national

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Decision Date: 13 March 2018

Green Belt purpose (paragraph 80 of the NPPF) to assist in safeguarding the countryside from encroachment. Additionally, the proposal would conflict with the following local Green Belt Purposes (Policy ST/1 of the Core Strategy DPD, 2007):

- a) To maintain and enhance the quality of its setting;

The very special circumstances put forward by the Applicant are not considered to clearly outweigh the harm to the Green Belt, and other harm (listed in the additional reasons for refusal below). Consequently, the proposal is contrary to: paragraphs 7, 17, 80, 87, 88, 89 and 90 of the National Planning Policy Framework 2012; Policy ST/1 of the South Cambridgeshire Core Strategy DPD 2007 and Policies GB/1 and GB/2 of the South Cambridgeshire Development Control Policies DPD 2007 and Policy NH/8 of the draft South Cambridgeshire Local Plan 2014.

4. Insufficient information has been submitted as part of the assessment for the Landscape and Visual Impact Assessment (LVIA). Notwithstanding the insufficient information submitted, the proposal for the Agritech technology park by virtue of its location, scale, height, size, bulk and mass together with the increase in land levels to the east would result in the introduction of substantial incongruous built form into the rural countryside. The proposal would be excessively prominent, resulting in the loss of open, rural countryside and harm to the visual amenity of the area. The mitigation proposed would fail to overcome this harm. The proposed location of the bus/cycle interchange development and the northernmost end of the foot, cycle and equestrian bridge would harm the open, rural agricultural character of this site. The development would add built form and an incongruous bridge structure into the open arable, rural landscape, encroaching into the countryside. For these reasons, the development would fail to preserve or enhance the local character of the area and would have an unacceptable adverse impact on the countryside and landscape character. The development is therefore contrary to paragraphs 7 and 17 of the National Planning Policy Framework 2012; Policies DP/1 (1p), DP/2 (1a), DP/3 (2m) and NE/4 of the South Cambridgeshire Development Control Policies DPD 2007 and Policy HQ/1 of the draft South Cambridgeshire Local Plan 2014.
5. Motorists would access the proposed development via the A1301 and a single access junction. The road network in this locality is already congested, as acknowledged in the submitted Transport Assessment (TA). There is insufficient information in the Transport Assessment to demonstrate the full extent of the development's impact on the local highway network. This information is fundamental to trip generation and distribution evidence base, and therefore there is uncertainty on the impacts of the development on the strategic highway network. Consequently, the application has not demonstrated it would have a satisfactory impact on the local highway network and that it would amount to sustainable development. The application is therefore contrary to: paragraphs 7, 17 and 32 of the National Planning Policy Framework 2012 and policies DP/1 and DP/4 of the South Cambridgeshire Development Control Policies DPD 2007.
6. Motorists would access the proposed development via the A1301 and a single access junction. The road network in this locality is already congested, as acknowledged in the submitted Transport Assessment (TA). A stage 1/2 Road Safety Audit has not been carried out on all the submitted drawings to allow the therefore be contrary to: paragraphs 7, 17 and 32 of the National Planning Policy Framework 2012 and Policies DP/1, DP/3 (1b), DP/4 and TR/2 of the South Cambridgeshire Development Control Policies DPD 2007.
7. Insufficient information has been submitted with the application to demonstrate that the proposed low levels of car and cycle parking and non car travel for the development would be sufficient to meet demand and would not result in inappropriate parking and demand on local and surrounding streets, resulting in an unacceptable impact on highway safety. The application

TOWN AND COUNTRY PLANNING ACT 1990

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would therefore be contrary to: paragraphs 7, 17 and 32 of the National Planning Policy Framework 2012 and Policies DP/1, DP/3 (1b), DP/4 and TR/2 of the South Cambridgeshire Development Control Policies DPD 2007.

8. The proposed site lies adjacent to, and within the setting of the Grade II listed Hinxtton Grange, its Grade II listed stables and coach house, and designed landscape. The house dates from c.1835 and is set within its own formal garden and parkland, with open views from Hinxtton Grange across the designed landscape, to the open countryside to the west. The proposal by virtue of its size, scale, siting, location and proximity would result in harm to the setting and significance of the designated and non-designated heritage assets (which would be less than substantial). Any harm to the significance of a listed building requires a clear and convincing justification in accordance with s.66(1) of the Planning and Listed Buildings Act (1990). The application would therefore be contrary to paragraphs 7, 17 of the NPPF 2012, Policy CH/4 of the South Cambridgeshire Local Development Framework, Development Control Policies DPD, 2007 and the Listed Buildings Supplementary Planning Document 2009, which states that development proposals should ensure that all new development would preserve or enhance the character and appearance of the listed building, s.66(1) of the Listed Buildings Act 1990. The application would also be contrary to Policy CH/1 of the South Cambridgeshire Local Development Framework. In Framework terms, the harm to the designated heritage assets would be less than substantial therefore the test set out in Paragraph 134 of the National Planning Policy Framework would apply. Paragraph 135 of NPPF requires the effect of an application on the significance of a non-designated asset to be taken into account in determining an application, and a balanced judgement formed.
9. The proposed development comprises 33 hectares of grade 2 'very good' and 3a 'good to moderate', and 38 hectares of grade 3b 'moderate quality' and grade 4 'poor quality' agricultural land. This would represent a significant loss of 'the best and most versatile agricultural land' as defined in the National Planning Policy Framework (NPPF). The application does not demonstrate that sustainability considerations and the need for development in this location are sufficient to override the need to protect the agricultural value of the land. Consequently, the development would cause significant and irreversible loss of agricultural land and farmland biodiversity contrary to: paragraphs 7, 17 and 112 of the NPPF 2012; Policy NE/17 of the South Cambridgeshire Development Control Policies DPD 2007; and Policy NH/3 of the draft South Cambridgeshire Local Plan 2014.

Informatives

1. For the avoidance of doubt the following plans are refused: 235701B-LA-001 A0, 235701B-LA-001 A3, 235701B-LA-PP101 Rev A, 235701B-LA-PP103, 235701B-LA-PP104, 235701B-LA-PP105, Environmental Statement November 2017 & Environmental Statement Addendum February 2018.

General

1. **Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions**

The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council's website www.scambs.gov.uk. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on

TOWN AND COUNTRY PLANNING ACT 1990

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what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. A delegation report or committee report, setting out the basis of this decision, is available on the Council's website.

To help us enhance our service to you please click on the link and complete the customer service questionnaire: www.surveymonkey.com/s/2S522FZ

SJ Kelly

Stephen Kelly

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

SEE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Decision Date: 13 March 2018

NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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LPA Ref: S/4099/17/OL

Appeal Ref: APP/W0530/W/18/3210008

Statement of Case

South Cambridgeshire District Council

S78 Appeal by SmithsonHill Limited

Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, Hinxton, CB10

Outline planning application (all matters reserved) for development of an agri-tech technology park comprising up to 112,000 sqm (gross) employment floorspace, supporting infrastructure, amenities and landscape works including publicly accessible informal open space, enhancements to parkland; vehicle and cycle parking; service areas; bus / cycle interchange on land west of the A1301 / north of A505; and infrastructure works including new vehicular accesses, highway improvement works, pedestrian and cycle links with bridge crossings over A1301 / A505 and River Cam, site re-profiling, drainage works, foul and water pumping stations and primary electricity sub-station; telecommunications infrastructure and other associated works.

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1.0 INTRODUCTION

- 1.1 This Statement of Case (SoC) is prepared under Rule 6 of the Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000 – Statutory Instrument 2000 No: 1625. It has been written in accordance with Annex J of the Planning Inspectorate (PINS) Procedural Guide (26 September 2018). The following statement sets out the key aspects of the Council's overall case and identifies the general scope of evidence that will be referred to by the Council at the Inquiry.
- 1.2 An appeal has been submitted by SmithsonHill Limited (the appellant) against the decision of the Council to refuse planning permission on 13 March 2018 for an agri-tech technology park on land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford railway station.
- 1.3 A bespoke timetable for submission of documents has been agreed. The appellants have submitted a draft Statement of Common Ground (SoCG) as part of their appeal. This has not yet been agreed and no reference is made to it in the SoC. The SoCG is due to be submitted no later than 16 April 2019.
- 1.4 The Council reserves the right to expand its evidence beyond the scope of this SoC in direct response to any new matters raised by either the appellants or interested parties during the appeal process.

2.0 BACKGROUND TO THE APPEAL

- 2.1 The proposal was subject to a formal pre-application submission to the Council in March 2017. A pre-application meeting took place in May 2017 and the Council provided a response in July 2017 which confirmed that officers could not support the scheme as a departure from the adopted and emerging local plans.
- 2.2 The proposal constitutes development which is likely to give rise to significant environmental impact and was subject to a scoping request received on 2 February 2017. The Council responded on the 7 April 2017 confirming the scope of the required EIA. A copy of the Council's scoping response is included in Technical Appendix A to the EA of November 2017 (page 97) submitted as part of the appellant's appeal form submission.
- 2.3 The application was submitted on 20 November 2017 and formally registered as valid on 21 November 2017.
- 2.4 The application description was for:

'Outline planning application (all matters reserved) for development of an agri-tech technology park comprising up to 112,000 sqm (gross) employment floorspace, supporting infrastructure, amenities and landscape works including publicly accessible informal open space, enhancements to parkland; vehicle and cycle parking; service areas; bus / cycle interchange on land west of the A1301 / north of A505; and infrastructure works including new vehicular accesses, highway improvement works, pedestrian and cycle links with bridge crossings over A1301 / A505 and River Cam, site re-profiling, drainage works, foul and water pumping stations and primary electricity sub-station; telecommunications infrastructure and other associated works.'

2.5 The application was amended on 13 February 2018 by cover letter from Terence O'Rourke to provide:

- Updated section 8 and revised appendix G of the Flood Risk Assessment and Drainage Strategy (including foul drainage assessment) replacing section 8 and appendix G of Technical Appendix E2 of the ES (November 2017).
- Revised Transport Assessment including proposed transport related conditions and detailed section 106 Heads of Terms (appendix 11) – replacing Technical Appendix J of the ES (November 2017).

2.6 The amendments were subject to further consultation.

2.7 The planning application was presented to Planning Committee on 7 March 2018 with an officer recommendation of refusal. A copy of the officer report, the update sheet and the minutes has been sent to PINS as part of the Council's appeal questionnaire.

2.8 Planning Committee resolved to refuse the application on 9 of the 10 grounds recommended, removing a proposed reason for refusal in relation to flood risk.

2.9 The decision notice refusing outline planning permission was issued on 13 March 2018. The decision notice forms part of the Appellant's appeal form submission.

3.0 DEVELOPMENT PLAN

3.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that any application for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

3.2 The application was made in the context of the adopted South Cambridgeshire Development Control Policies DPD (2007), the South Cambridgeshire Core Strategy DPD (2007) and the draft South Cambridgeshire Local Plan 2014, the latter of which had been submitted to the Planning Inspectorate for Examination in March 2014. This examination was conducted between March 2014 and August 2018. The Inspectors' Report was received on 29 August 2018 and concluded that, with the recommended main modifications, the South Cambridgeshire Local Plan satisfied the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended) and met the criteria for soundness in the National Planning Policy Framework.

3.3 The Council gave notice in accordance Regulations 17, 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) that the South Cambridgeshire Local Plan 2018 was adopted by South Cambridgeshire District Council on 27 September 2018.

3.4 As such, the adopted development plan for South Cambridgeshire District Council consists of the following:

- South Cambridgeshire Local Plan (September 2018)

- Northstowe Area Action Plan 2007 (excluding Policy NS/3(1g), which is replaced by Local Plan Policy SS/5: Northstowe Extension);
- Cambridge Southern Fringe Area Action Plan 2008;
- Cambridge East Area Action Plan 2008 (excluding policies CE/3 and CE/35, which are replaced by Local Plan Policy SS/3: Cambridge East);
- North West Cambridge Area Action Plan 2009; and
- Cambridgeshire and Peterborough Minerals and Waste Local Development Framework 2011 (prepared by Cambridgeshire County Council and Peterborough City Council) – Core Strategy and Proposals Map C 2011, Site Specific Proposals Plan and Proposals Map A and B 2012

3.5 For the purposes of the appeal, of the plans referenced above, it is only the South Cambridgeshire Local Plan (2018) – hereinafter referred to as the SCLP (2018) - which is relevant to the determination of the appeal.

3.6 For the avoidance of doubt, South Cambridgeshire Development Control Policies DPD (2007) and South Cambridgeshire Core Strategy DPD (2007) have been superseded by the adoption of the Local Plan and therefore are no longer of effect.

3.7 The Council is of the view that the original reasons for refusal are supported by newly adopted policies. In relation to each reason for refusal, the relevant policies are set out in table 1 below.

3.8 The Council has forwarded all relevant newly adopted and published policies to PINS as part of the appeal questionnaire. However, as part of the SoC the cover and introductory text to chapters 2 and 8 ('Spatial Strategy' and 'Building a Strong and Competitive Economy') of the SCLP (2018) together with the relevant policies have been included as separate documents for completeness and ease of reference at appendices 9 and 10. Whilst not expressly referred to in this SoC, the

relevant spatial and employment chapters of the Cambridge Local Plan (2018) – adopted on the 18 October 2018 - are attached at appendix 11 as they are likely to form part of the Council’s evidence in respect of employment and housing need/provision and spatial policy jointly agreed between Cambridge City and South Cambridgeshire Councils. Both local plans, adopted in September and October 2018, were prepared simultaneously and used joint evidence bases, including the Employment Land Review (2012). They were examined jointly by the Inspectors as part of the EIP and the final reports for both Councils were issued on the 29 August 2018.

- 3.9 The Council is of the view that the SCLP (2018) and the relevant policies to this appeal should attract considerable weight in the determination of the appeal. The local plan has been recently adopted and has been found to be sound by the Inspectors in their report of August 2018 and contains policies and proposals which will meet the objectively assessed housing and employment needs of the district over the plan period 2011-2031.

Table1, Old and New Adopted Policies

Refusal No.	SCDC Core Strategy DPD (January 2007)	SCDC Development Control Policies DPD (January 2007)	South Cambridgeshire Local Plan 2018
1	ST/8 (Employment Provision) <i>Note R4R 1 includes a typographical error and refers to S7/8</i>	DP/7 (Development Frameworks) ET/3 (Development in Established Employment Areas in the Countryside)	S/5 (Provision of New Jobs and Homes) S/6 (The Development Strategy to 2031) S/7 (Development Frameworks) E/9 (Promotion of Clusters) E/15 (Established Employment Areas) E/16 (Expansion of Existing Businesses in the Countryside)
2	-	-	S/5 (Provision of New Jobs and Homes) S/6 (The Development Strategy to 2031)
3	ST/1 (Green Belt)	GB/1 (Development in the Green Belt) GB/2 (Mitigating the Impact of Development in the Green Belt)	S/4 (Cambridge Green Belt) NH/8 (Mitigating the Impact of Development in and adjoining the Green Belt)
4		DP/1 (Sustainable Development) DP/2 (Design of New Development) DP/3 (Development Criteria) NE/4 (Landscape Character Areas)	HQ/1 (Design Principles) NH/2 (Protecting and Enhancing Landscape Character) SC/9 (Lighting Proposals)
5		DP/1 (Sustainable Development) DP/4 (Infrastructure and New Developments)	TI/2 (Planning for Sustainable Travel) TI/8 (Infrastructure and New Developments)
6		DP/1 (Sustainable Development)	TI/2 (Planning for Sustainable Travel)

		DP/3 (Development Criteria) DP/4 (Infrastructure and New Developments) TR/2 (Car and Cycle Parking Standards)	TI/3 (Parking Provision) TI/8 (Infrastructure and New Developments)
7		DP/1 (Sustainable Development) DP/3 (Development Criteria) DP/4 (Infrastructure and New Developments) TR/2 (Car and Cycle Parking Standards)	TI/2 (Planning for Sustainable Travel) TI/3 (Parking Provision) TI/8 (Infrastructure and New Developments)
8		CH/1 (Historic Landscapes) CH/4 (Development within the Curtilage or Setting of a Listed Building)	NH/14 (Heritage Assets) HQ/1 (Design Principles)
9		NE/17 (Protecting High Quality Agricultural Land)	NH/3 (Protecting Agricultural Land) HQ/1 (Design Principles)

4.0 CASE FOR THE LOCAL PLANNING AUTHORITY

4.1 The site description, planning history, a summary of the consultation and third party responses received and the officer assessment in relation to those representations are set out in the Planning Officer's Committee report of 7 March 2018 and associated Up-Date reports, attached as appendices 1, 2 and 3 to the SoC. The Council does not intend to replicate these parts of its assessment of the application within the main body of the SoC.

Refusal Reason 1

4.2 The Council will demonstrate in its evidence why the proposal represents an unsustainable form of development that is contrary in particular to the Council's spatial and employment strategies and policies S/5, S/6, S/7 and E/9 of the SCLP (2018) and that the economic benefits associated with the proposal are overstated and do not outweigh the harm that would arise from allowing the proposal.

Policy and Employment Need

Development Framework

4.3 Policy S/7 concerns development within and outside Development Frameworks. It sets out what is permissible outside of Development Frameworks which includes uses which need to be located in the countryside or where supported by other policies in the plan. The Development Frameworks are defined through the adopted policies maps which form part of the SCLP (2018). The maps illustrate geographically the application of spatial policies and the justification for their location is set out in the supporting text at paras. 2.51 - 2.52 to the policy.

- 4.4 The appeal site is significantly outside the nearest development frameworks of both Hinxton (appendix 14) and Whittlesford (appendix 4). It is within the open countryside, on agricultural land and is unallocated. The proposal would represent a significant encroachment of built development - a business park - onto open agricultural land and is in direct conflict with S/7.
- 4.5 The Council is of the view that a need for this type and scale of development to be located in the countryside and beyond settlement limits has not been demonstrated. Whilst land will be required for field trials/demonstration plots, no technical assessment has been put forward to suggest what level of the agri-tech floorspace sought would require direct access to the agricultural land.
- 4.6 Policy S/7 sets out to ensure that in the countryside, development is restricted to uses that need to be located there. The need for the countryside location is unproven and the location of the site is not supported by other policies in the adopted plan.

Employment Need

- 4.7 The Cambridge and South Cambridgeshire Local Plan Employment Land Review 2012 (LPER 2012) informed the preparation of the spatial and employment policies and allocations over the plan period 2011-2031 within the SCLP (2018) and CLP (2018). It considered growth across all sectors, including agriculture and technology.
- 4.8 The Local Plans respond to the evidence of employment need with a flexible employment supply, beyond the needs identified, in order to respond to changing circumstances including the growth of sectors as they emerge. The Inspectors' reports into the Local Plans found the employment provision for growth to be sound. Policy S/5 defines the

objectively assessed need for the district for jobs and homes for the period 2011 – 2031.

- 4.9 Land supply is continually monitored through the Annual Monitoring Report and there continues to be a flexible supply of land available for employment uses.
- 4.10 The Council is of the view that existing clusters or allocated employment sites in Cambridge and South Cambridgeshire can appropriately accommodate synergistic growth in agri-tech, being eminently more suitable in terms of location and sustainability than the appeal site.

Spatial Strategy

- 4.11 Adopted policy S/6 defines the spatial strategy and the sequential and spatial preference for how the need for jobs and homes is to be met. In order of preference, the need is to be met on the edge of Cambridge; at new settlements; and in the rural area at Rural Centres and Minor Rural Centres, with development in rural areas being limited. The Council is of the view that if granted, the proposal would represent a significant departure from the spatial strategy contrary to policy S/6.

Policy E9

- 4.12 Policy E/9 'Promotion of Clusters' sets out that development proposals in suitable locations will be permitted which support the development of employment clusters, drawing on the specialisms of the Cambridge area in a range of sectors. The context of the policy is set out in the accompanying text.
- 4.13 Chapter 5, para. 5.26 of the appellant's EIA, defines a broad scope of industry that encompass the agri-tech sector. The scope of industry involved in agri-tech is so wide-ranging that it has not been established that the proposal would support the employment specialisms that exist

within the Cambridge area. This uncertainty is compounded by the fact that the number and scale of firms expressing an interest in locating on the site is extremely small in comparison with the scale of the proposal.

- 4.14 The policy provides support for other locally driven clusters as they emerge provided that they come forward in suitable locations. The supporting text to the policy does not set out to define what a suitable location is. The Council is of the view that it must be the case that suitable locations are those defined by the adopted spatial and employment policies and specific policy allocations set out in the Local Plan. These policies do not lend any support for the proposal whatsoever.

Policies E/15 and E/16

- 4.15 Whilst the proposal is not directly engaged by either policy E/15 or E/16, they are relevant in further defining the spatial strategy and the suitability of land for further employment development outside of Cambridge and new allocations.

Engagement in the SCLP (2018)

- 4.16 The appellants did not promote the allocation of the site through either the call for sites or as an omission site as part of the EIP into the SCLP (2018). That notwithstanding, an opportunity to promote an allocation of the site is available to the appellants following the conclusions of the Inspectors (see para. 31 of the Inspectors' Report) that an early review of the SCLP (2018), to take account of the latest Government household projections, is necessary. The Council is firmly of the view that an employment site of this scale and in this location is most appropriately pursued through the LP review.

Benefits of the Proposal

- 4.17 The proposal is not in accordance with the development plan, being on a site that is not allocated for development and contrary to the adopted Local Plan, as discussed above. To gain planning permission, the appellant would need to demonstrate that this is outweighed by material considerations in favour of the development. On the appellant's evidence, such material considerations include exceptional economic benefits that would be generated by the proposal.
- 4.18 In the Council's view there is no evidence that the development would generate the alleged exceptional benefits, let alone benefits exceptional enough to justify granting permission given the substantial conflict with policy to which the proposal gives rise. The reasons for this conclusion include the following matters:

Economic impacts

- 4.19 The appellant's evidence asserts positive economic impacts of the proposed agri-tech park, such as jobs created, output generated, exports, innovation, contribution to local economic strategy etc. The Council agrees that, if delivered successfully, it will produce impacts of these kinds. But it considers that such impacts would be no greater than what would normally be expected from any employment scheme of comparable scale and quality in South Cambridgeshire.
- 4.20 Additionally, as mentioned earlier, the Council considers that an employment site of this scale and in this location should be promoted through a Local Plan review, rather than speculative application. There is no evidence that the opportunity that the proposal responds to is time-limited. Therefore, if the appeal site is promoted successfully through the forthcoming plan review, it will provide the same benefits as it would if granted planning permission now, only they would accrue a few years later. In the Council's view, bringing forward those claimed benefits does not justify development against adopted development plan policies.

Need

- 4.21 In the Council's view, there is no convincing evidence of need or demand for a development of the scale and specification proposed. The appellant has not demonstrated that the proposed park would attract enough agri-tech businesses, paying sufficient prices or rents, to make it deliverable. Nor have they shown that these potential occupiers could not operate or grow just as successfully in other types of property, such as business / research parks that are smaller, or house a wider range of activities.
- 4.22 If the development is granted permission, but cannot be successfully developed and occupied by businesses in the agri-tech sector, it will likely evolve into a more general business park or science / research park.

Location

- 4.23 There is no valid evidence that the potential occupiers of the agri-tech park will want or need to locate in South Cambridgeshire. On the appellant's own evidence the industry is widely spread across the East of England, and it is not one of the specific clusters in which South Cambridgeshire has specialised. This is why it is not specifically identified in policy E/9 'Promotion of Clusters'.
- 4.24 For those agri-tech businesses that do choose South Cambridgeshire, the appellant has not demonstrated a specific need to locate at the appeal site as opposed to other locations in the District which are consistent with policy. Their evidence does maintain that such businesses need direct access to the countryside for field trials, but in the Council's view, this is not supported by valid evidence.

4.25 Of any agri-tech businesses that look for accommodation in South Cambridgeshire, some will take up existing employment space. For those that want new buildings, the adopted Local Plan has allocated employment land beyond the quantitative need identified in the Employment Land Review 2012, and to meet needs across all sectors, including agriculture and technology. The adopted plan sets no policy restriction to prevent agri-tech firms co-locating with existing technology / life science clusters. It also states that, where such restrictions were imposed under previous development plans, the Council will consider the case for removing them (para 8.10).

4.26 As such, it is the Council's view is that:

- The appellant has not demonstrated that agri-tech businesses will demand need for the proposed agri-tech park;
- Any such businesses that would be attracted to the park could operate equally successfully at more sustainable locations, where they would generate the same benefits.

Summary

4.27 The Council's position is that, at its core, the proposed agri-tech park does not constitute a sustainable form of development as defined by para. 8 of the NPPF.

4.28 It will not generate exceptional economic benefits that would justify granting planning permission against the development plan. Sufficient land is provided within South Cambridgeshire and Cambridge City adopted Local Plans to support the economic growth of all sectors, including agri-tech.

4.29 Neither are the social or environmental objectives of para. 8 of the NPPF met. The location of the site is not planned for as part of the

spatial strategy and by order of preference, the location is neither on the edge of Cambridge, at a new settlement, or at a Rural Centre or Minor Rural Centre. In fact, the appeal site comprises agricultural land which is remote from existing and planned land for homes and jobs. It is 9km from the edge of Cambridge and would generate a significant number of car borne journeys onto a part of the transport network which is already severely congested. The proposal is thus sequentially out of step and incompatible with the spatial strategy for meeting employment need and would represent a significant encroachment into the open rural countryside and is contrary to policies S/6, S/7 and E/9 of the SCLP (2018).

- 4.30 The proposal would therefore fail to achieve sustainable development with reference to the economic, social and environmental objectives as set out in the NPPF at para.8 (criteria a, b and c). It would give rise to a substantial conflict with recently adopted and up-to-date development plan policies and there are no exceptional economic benefits to suggest that the proposal should be allowed contrary to adopted policy. To grant planning permission would not accord with the presumption in favour of sustainable development.

Refusal Reason 2

- 4.31 Subsequent to the refusal of planning permission, the SCLP (2018) has been adopted. The Council is therefore of the view that para. 49 of the NPPF (2018) is no longer engaged and prematurity falls away as an issue. Given the adoption of the Local Plan the Council will not be pursuing this reason for refusal as part of the Inquiry.

Refusal Reason 3

- 4.32 This reason for refusal concerns itself with those elements of the scheme's proposed transport infrastructure that lie within the Green Belt.

- 4.33 The Council is of the view that this element of the proposal is in conflict with policies S/4 and NH/8 of the SCLP (2018) and NPPF guidance paras.133 - 147 regarding proposals within the Green Belt. Plans at different scales showing the exact extent of the Green Belt within this part of South Cambridgeshire are attached at appendices 4, 7 and 8. These plans have been taken from the Council's adopted policies maps and on-line mapping tool.
- 4.34 The main part of the appeal site is located outside the Cambridge Green Belt. The outer boundary of the Green Belt follows the northern boundary of the A505 which is defined by a pathway. The Green Belt alignment can be seen to peel away from the boundary of the A505 and is positioned to the north of the old Whittlesford Road and to the north of a triangular shaped area of woodland plantation as shown on the last of the three plans to appendix 7. The boundary of the Green Belt can then be seen to extend northwards wrapping around the back of the County Council Highways Depot and then westwards around the northern side of Whittlesford-Bridge.
- 4.35 The proposed site for the bus and cycle interchange, shared user route to the north of the A505 and northernmost end of the foot, cycle and equestrian bridge north of the A505 with associated earth bunding and planting would fall within the Cambridge Green Belt wherein there is a presumption against inappropriate development for purposes other than those categories specified in paras. 145 and 146 of the NPPF.

Local Transport Infrastructure

- 4.36 The Council does not accept that the parts of the proposal which fall within the Green Belt amount to "local transport infrastructure" within the meaning of para. 146 of the NPPF (criterion C). The transport interchange and bridge are proposed solely for the purpose of enabling access to the development, would not have a wider economic benefit and are not promoted by the Local Highway Authority. The proposal therefore amounts to inappropriate development.

Requirement for a Green Belt location

4.37 Notwithstanding whether the development within the Green Belt amounts to “local transport infrastructure”, the Council is of the view that the appellants have not demonstrated a requirement for a Green Belt location as per NPPF para. 146 (criterion C). This is because: firstly, the development of the agri-tech park itself is not required for the reasons as set out under reason for refusal 1; secondly, a sequential assessment of potential alternative sites outside the Green Belt has not been satisfactorily undertaken; and thirdly, the Council is not satisfied that the particular requirements for the significant enhancements for access to the station of the type proposed are required.

Preservation of Openness

4.38 Para. 146 of the NPPF states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. The supporting text to policy S/4 at para. 2.31 sets out a number of factors which define the special character of Cambridge and its setting. These include but are not limited to:

- Green corridors penetrating into the City
- The distribution, physical separation, setting, scale and character of Green Belt villages; and
- A landscape that retains a strong rural character

4.39 The proposed site for the transport works located within the Green Belt comprises open farmland and has a strong rural character. The proposed development would comprise of structures to serve the bus and cycle shelters and hire facilities up to a maximum height of 3.5

metres and part of the proposed foot, cycle and equestrian bridge at 7.5 metres to platform level and 4 metres in width. Proposed earth bunding and native species woodland planting would be incorporated around the proposed foot, cycle and equestrian bridge.

- 4.40 These landscaping proposals are not considered to mitigate the impact of the development on the Green Belt - they are significant features of themselves - and the proposal would result in substantial harm to the openness of the Green Belt contrary to NPPF para. 146.

Conflict with Purposes

- 4.41 Para 134 of the NPPF states:

‘Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.’

- 4.42 The proposals would add built form into the open arable landscape and would change the approach to Whittlesford Parkway Station along the A505 from the east which is rural and open in character, with built form encroaching into the countryside.

- 4.43 The location and scale of the development would result in a significant encroachment of the countryside, and would thus be contrary to para. 134, criterion c) and to criterion 1 of policy NH/8 of the SCLP (2018). Furthermore, because other potential alternative sites – comprising urban land – may be available for transport improvements which lie outside the Green Belt (such as the Whittlesford Station Greater Anglia

car park), the proposal would fail to assist in urban regeneration and would be contrary to para. 134 criterion e). The proposal thus conflicts with the above Green Belt purposes.

- 4.44 Furthermore, if the Inspector was to find that the proposal did amount to 'local transport infrastructure' as per NPPF paragraph 146 (c) it is the Council's position that it would amount to inappropriate development for the above reasons.

Very Special Circumstances

- 4.45 The development proposal is considered, for the reasons set out above, to be inappropriate development in the Green Belt. As such and in accordance with para. 143 of the NPPF by definition, the proposal would be harmful to the Green Belt and should not be approved except in very special circumstances.

- 4.46 Therefore para. 144 of the NPPF is engaged and there is a need to determine whether there are very special circumstances which justify planning permission being granted notwithstanding the harm to the Green Belt and any other harm resulting from the proposal. This paragraph also states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. This should also be applied in this appeal.

- 4.47 Other harm arising from the proposal can be summarised in terms of the spatial and unsustainable economic aspects of the scheme together with landscaping, transport, highway safety, heritage and agricultural harm identified in the reasons for refusal and as part of the Council's SoC. The Council does not accept that very special circumstances exist - as per para. 5.94 of the appellant's SoC - that is that there are no other considerations such as to clearly outweigh the overall harm arising from the proposal. The proposal is therefore

contrary to adopted policies S/4 and NH/8 of the SCLP (2018) and chapter 13 of the NPPF.

Refusal Reason 4

- 4.48 Reason for refusal 4 alleges two landscape issues associated with the proposal. The issues arise from a review of the application by the Council's Landscape Officer and are set out in summary form within the Committee Report of 7 March 2018 and more fully within the Landscape Officer's consultation response to the planning application.
- 4.49 The first issue concerns insufficient information associated with the LVIA, including but not limited to: a lack of assessment of how re-profiled land would affect the landscape character; concerns regarding the Zone of Theoretical Visibility (ZVI); and landscape and visual impacts of the proposed bridge at the A505/A1301 junction and adjacent bus and cycle interchange, cumulative landscape and visual effects and the setting of Hinxton not being adequately assessed.
- 4.50 The second issue concerns harm to the open rural landscape from the agri-tech park, the transport interchange and the proposed bridge and abutments. The Council is of the view that mitigation could not overcome the harm that has been identified. The relevant SCLP (2018) policies are HQ/1, NH/2 and SC/9.
- 4.51 Policy NH/2 'Protecting and Enhancing Landscape Character' states:
- 'Development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located.'*
- 4.52 The supporting text to NH/2 at paras. 6.9 - 6.10 sets out the pressure on the type of agricultural landscape within which the agri-tech park would sit and highlights the need to enhance and protect this landscape.

4.53 Policy HQ/1 supplements the strong policy position established by NH/2 by providing a 'preserve or enhance' provision for development in a rural area and a requirement at criterion a) for development to respond to its context in the wider landscape. In particular, HQ/1 criterion d) sets out that development must:

'd) Be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;'

4.54 Policy SC/9 provides advice regarding lighting proposals. The Council is of the view that this policy is relevant in terms of the harmful visual impact the proposal would cause at night time on the surrounding open and rural countryside.

4.55 In terms of national guidance, paras. 127 and 170 of the NPPF are relevant.

The Site

4.56 An assessment of the scale of the site, its topography, visibility and overall landscape setting are set out within the Committee Report at para.152 (see appendix 1). The overall impression of the site is one that is set within an open, rural landscape, with limited views of the domestic and commercial buildings which lie adjacent.

Landscape and Visual Harm

4.57 The Council is of the view that, in terms of the visual and landscape effects, the proposal for the agri-tech park by virtue of its location, scale, height, size, bulk and mass together with the increase in land levels to the east of the site, significant bunding, proposed transport interchange including bridge structure and abutments, would result in the introduction of substantial incongruous built form into the rural countryside. The proposal would be excessively prominent, resulting in

the loss of open, rural countryside and harm to the visual amenity of the area. The proposal, given its significant visual impact and encroachment on the countryside and rural area, would fail to be sufficiently mitigated.

- 4.58 The Council will demonstrate that the application is contrary to SCLP (2018) policies HQ/1, NH/2 and SC/9 and paras. 127 and 170 of the NPPF. The Council will present landscape and visual impact evidence in support of this reason for refusal.
- 4.59 The Council's evidence will describe the baseline landscape and visual character of the site and its local context by reference to published character studies, amplified and expanded as may be appropriate to accurately describe the local character.
- 4.60 The appeal proposal will be described concentrating on those aspects that are considered would give rise to harmful landscape and visual effects. The evidence will set out a landscape and visual assessment of the effects that the Council consider would arise from the implementation of the appeal proposal. This assessment will also consider various parts of the landscape, visual and related information presented in the ES that accompanied the application and highlight areas where it is considered that the original assessment was flawed or inaccurate, resulting in the predicted effects reported being unduly benign.
- 4.61 It will be demonstrated that there would be significant harmful effects to landscape character and visual amenity arising from the appeal proposals. It will be concluded that the development would fail to preserve or enhance the local character of the area and would have an unacceptable adverse impact on the countryside and landscape character that could not be mitigated by appropriate in character mitigation.

Refusal Reasons 5, 6 and 7

- 4.62 The relevant policies of the SCLP (2018) in relation to these reasons for the refusal are TI/2, TI/3 and TI/8. The relevant paras. of the NPPF are 108 – 111.
- 4.63 Reasons for refusal 5, 6 and 7 relate to insufficient information in relation to the Transport Assessment, the comprehensiveness of the Road Safety Audit and insufficient information to demonstrate that the levels of car and cycle parking and non-car travel would be sufficient to meet demand and would not result in inappropriate parking and highway safety impacts.
- 4.64 The concerns raised by the Local Highway Authority (LHA) are set out fully with their response of 1 March 2018 and are attached for ease of reference at appendix 12 to the SoC. The response concluded as follows:

'Insufficient information has been provided at this stage for the County Council to consider and respond on the acceptability of the Transport Assessment. Fundamental aspects of the TA including Trip Generation, and distribution are not agreed at this stage, and therefore the assessment outcomes cannot be verified. It is disappointing that a number of these points were raised by the County Council at the pre-application stage and have not been addressed in the current submission. The County Council recommend a holding objection at this stage as insufficient information has been provided.'

- 4.65 The Council notes that the Appellant has attached a review of the TA and a traffic modelling report which has been undertaken by Transport Planning Associates (TPA) attached as appendix 1 to their SoC. The TPA report was not shared with the LHA prior to the submission of the appeal and no formal or informal discussions or meetings have

subsequently taken place between the appellants and the LHA to discuss the TPA report.

- 4.66 The purpose of the review by TPA is to verify the TA undertaken by Alan Baxter Associates in association with the planning application. Paras. 6.10 - 6.28 of the appellant's SoC set out a summary of the TPA review. Whilst it is noted that the summary of the review provided by the appellant's SoC concludes that a robust analysis of the transport planning evidence was undertaken, this conclusion at this stage is not agreed.
- 4.67 The Council notes the SoC at para. 6.28 states that the appellants will continue to work with both the LHA and Highways England in order to seek agreement and remove the objections prior to determination of the appeal. The LHA has confirmed that they will engage with the appellant and discuss the means by which a review of the TPA report could take place in order to inform, narrow or remove the reasons for refusal as appropriate. The Statement of Common Ground (SoCG) will confirm progress in this regard.
- 4.68 However, at this stage and on the basis of the information submitted in support of the application, in line with the advice from the LHA, the Council is of the view that the proposal is contrary to SCLP (2018) policies TI/2, TI/3 and TI/8 and paras. 108 - 111 of the NPPF.

Other Matters

- 4.69 Reason for refusal 6 is incomplete and is missing text within the middle of the third sentence. The missing text is not fundamental to the basis of the objection or meaning of the refusal reason. The reason for refusal, with additional text underlined, should read as follows.

Motorists would access the proposed development via the A1301 and a single access junction. The road network in this locality is already congested, as acknowledged in the submitted Transport Assessment

(TA). A stage 1/2 Road Safety Audit has not been carried out on all the submitted drawings to allow the Local Highway Authority to fully assess the scheme and the proposal would therefore be contrary to: paragraphs 7, 17 and 32 of the National Planning Policy Framework 2012 and Policies DP/1, DP/3 (1b), DP/4 and TR/2 of the South Cambridgeshire Development Control Policies DPD 2007.

- 4.70 The Council does not consider that the appellants are in any way prejudiced by the insertion of the relevant text.

Refusal Reason 8

- 4.71 This reason for refusal pertains to the harm that would arise from the impact of the proposed development on the setting and significance of Hinxton Grange, a Grade II listed building (List Entry Number: 1318298), its Grade II listed (List Entry Number: 1128074) stable and coach house to the north east, and its associated designed landscape, which is a non-designated heritage asset recorded on the Cambridgeshire Historic Environment Record (Record Number: 12121) (appendix 13).
- 4.72 The special architectural and historic interest and significance of Hinxton Grange, and its associated stables and coach house, is drawn from their historic and architectural importance as a high status 19th century (c.1835) country house and ancillary buildings, sited within designed gardens and parkland - a composition created by Wedd William Nash. The buildings embody historic, architectural, evidential and aesthetic values and interests in their design, appearance, materials, grouping and associations. The setting of Hinxton Grange, and its associated stables and coach house, comprise its own designed landscape (non-designated heritage asset), and the surrounding enclosure period farmland of its agricultural estate. As discussed below, the setting is considered to make an important contribution to the significance of the assets.

- 4.73 The designed landscape components include: pleasure grounds and walled garden, square parkland, wooded boundaries, an approach avenue and drive. The significance of these landscape components is also drawn from the fact that they have not been subject to significant or intrusive changes. This setting makes a fundamental contribution to the significance of Hinxton Grange, and its associated stable and coach house, providing evidence of the high status of the house at the centre of its large estate. Furthermore, in consideration of setting the views across the parkland from and to the house are particularly important to the listed building's significance.
- 4.74 The special historic interest of the designed landscape around Hinxton Grange, which is a non-designated heritage asset, lies in the historic, evidential and aesthetic values and interests of its formal design, including: layout and planting, views, appearance and associations. The designed landscape shares the wider setting of Hinxton Grange, and its associated stable and coach house, comprising the enclosure period farmland of the estate, which also contributes to its significance; the agricultural land contrasts sharply with the managed parkland's pasture and planting, and forms part of the borrowed landscape of wider countryside. Cumulatively, setting is of high value to both the designated and non-designated heritage assets, forming part of an integrated whole of country house, formal gardens and parkland, set within the landscape of its associated agricultural estate.
- 4.75 The proposed development will have direct impacts on the designed landscape at Hinxton Grange, including the removal of individual trees, creation of breaks in the existing vegetation, and new boundary planting. The proposed development will also have indirect impacts on the listed buildings of Hinxton Grange, its stable and coach house, and its associated designed landscape. The development will introduce substantial built development on agricultural land that contributes to the setting and significance of the heritage assets. These heritage assets

are experienced and understood as a composition, set in a wider estate. The proposed development will harm the setting and significance of the heritage assets, and how the heritage assets are experienced and understood.

4.76 Paragraph 193 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, 'great weight' should be given to the asset's conservation. The Council is of the view that in this case, the harm to the heritage assets would be less than substantial. Therefore, the test set out in para. 196 of the NPPF is engaged and in this case the Council contends that the public benefit does not outweigh the harm. Given the harm to the significance of the designed landscape (non-designated heritage asset), para 197 of the NPPF is relevant and should be given appropriate weight in the decision-making process.

4.77 Case law has clarified how development affecting the setting of a listed building should be considered e.g. East Northamptonshire DC v SSCLG [2014] EWCA Civ 137 (Barnwell Manor wind turbine case). The Courts have confirmed that, even where the harm to setting and significance is found to be less than substantial, a decision maker who follows the balancing approach recommended in para 134 of NPPF, to be undertaken in respect of harm to the significance of heritage assets, should give "considerable importance and weight" to any harm to the setting and significance of a listed building and to the desirability of preserving that setting without harm, and should start with a "strong presumption" that harm to the setting and significance of a listed building should lead to a refusal of planning permission, and not ignore the statutory duty under S.66(1) of the 1990 Act.

4.78 The Council's evidence will assess the significance of the affected heritage assets with reference to their heritage values, and the contribution of setting to their significance, following the stepped approach set out in Historic England's guidance 'The Setting of

Heritage Assets' (2017). The Council will describe the effects of the proposed agri-tech park upon the setting and significance of the heritage assets.

- 4.79 The Council will demonstrate within its evidence that the proposal is contrary to policy NH/14 and by extension HQ/1 criterion b (which includes a similar policy requirement to NH/14), the NPPF and guidance, and that to grant the proposal would be in conflict with the statutory duty under the Planning (Listed Buildings and Conservation Areas) Act (1990) to give special regard to the desirability of preserving the setting of the listed buildings.

Refusal Reason 9

- 4.80 This reason for refusal relates to the loss of agricultural land as a result of the proposed agri-tech park. The relevant adopted policies are NH/3 and HQ/1 of the SCLP (2018) whereas the relevant NPPF para. is 170 (criterion b).
- 4.81 NH/3 states:

'Policy NH/3: Protecting Agricultural Land

1. *Planning permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:*
 - a. *Land is allocated for development in the Local Plan;*
 - b. *Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.*

2. *Uses not involving substantial built development but which take agricultural land will be regarded as permanent unless restricted specifically by condition.*

3. *When considering proposals for the change of use or diversification of farmland, particular consideration shall be given to the potential for impact upon Priority Species and Habitats1.*

- 4.82 The development would result in the loss of circa 33 hectares of grade 2 'very good' and 3a 'good to moderate' and 38 hectares of grade 3b 'moderate quality' and 4 'poor quality' agricultural land. Approximately 10.9 hectares of land to the south of the main site will continue in agricultural use with topsoil from the development being redistributed over these fields to improve their agricultural land quality. The proposal given its purpose as an agri-tech park with a focus on productivity and sustainability is expected to increase global physical and economic output of agriculture through promoting increased agricultural production technologies and new methods of delivering more sustainable food chains. The argument put forward by the appellants at para. 5.60 of the SoC is that the loss of land only amounts to some 0.1% of land dedicated to farming at the district level and any reduction in agricultural production on the site would be compensated for by even a very minor increase in agricultural production elsewhere due to the work conducted at the site.
- 4.83 The Council contends that the proposal is considered to represent a significant loss of *'the best and most versatile agricultural land'* as defined in the glossary to the NPPF. Through its evidence pertaining to reasons for refusal 1 and 2, the Council will contend that the application does not demonstrate that sustainability considerations and the need for development in this location are sufficient to override the need to protect the agricultural value of the land.
- 4.84 Consequently, the development would cause significant and irreversible loss of agricultural land contrary to policies NH/3 and HQ/1 of the SCLP (2018) and para. 170.

5.0 PLANNING CONDITIONS AND PLANNING OBLIGATIONS

- 5.1 The appellant's SoC at 7.2 sets out that a list of conditions – in the event the appeal is allowed - will be prepared jointly with the Council and submitted prior to the start of the Inquiry. The Council is in agreement with this approach and suggests that this is progressed and attached to the SoCG.
- 5.2 The Council notes the appellant's intention of submitting a draft planning agreement or undertaking prior to the start of the Inquiry. The Council is of the view – on a without prejudice basis – that the SoCG should seek agreement first on the scope of Heads of Terms (HoT's) set out briefly at 7.4 to the appellant's SoC. Subject to agreement of the HoT's, the Council and the LHA will liaise with the appellant's in the preparation of a draft planning agreement.

6.0 CONCLUSION

- 6.1 The appellant has failed to demonstrate that an agri-tech development of this scale is needed in this location. The proposal is outside the Development Framework and would represent a significant encroachment of built development onto open agricultural land and is in direct conflict with policy S/7. The functional need for the level of floorspace sought in relation to the proximity of the agricultural land is unproven.
- 6.2 Land for employment growth, encompassing agri-tech, is sufficient to meet the demand for the plan period and provides flexibility. The proposal is therefore not needed and would in any case represent a significant breach of the Council's spatial strategy as defined by policy S/6. Furthermore, policy E/9 does not provide support to the proposal because the location is not suitable, being contrary to relevant adopted spatial and employment focussed policies found elsewhere within the local plan.
- 6.3 Other more sustainably located sites in and around Cambridge could accommodate significant and synergistic growth in the agri-tech industry. It has not been demonstrated that: there is a particular need for the proposal, that the sector would fail to grow if the scheme was not allowed, or that its delivery is assured. Overall there is a lack of evidence to support the scale, location and need for a specific agri-tech site.
- 6.4 These issues aside, part of the proposal lies within the Green Belt and is considered by the Council to constitute inappropriate development. It would cause substantial harm to the openness of this part of the Green Belt and would conflict with its purposes. There are no very special circumstances, individually or cumulatively, which outweigh the overall harm caused by the proposal to allow it to be granted permission. As

such, the proposal conflicts with policies S/4 and NH/8 of the SCLP (2018) and NPPF Green Belt guidance.

- 6.5 There would be significant harmful effects to landscape character and visual amenity arising from the appeal proposals and this harm could not be appropriately mitigated. The proposal is contrary to policies HQ/1, NH/2 and SC/9.
- 6.6 Insufficient information has been provided for the LHA to consider and respond on the acceptability of the TA. Further information has been submitted as part of the appellant's SoC and the LHA will make contact with the appellants to discuss the transport evidence. The SoCG will confirm progress in this regard.
- 6.7 Less than substantial harm would arise to the setting and significance of the heritage assets identified. Great weight should be given to the assets' conservation. Para. 196 of the NPPF is engaged and in this case the Council contends that the public benefit does not outweigh the harm. The proposal is contrary to policies NH/14 and HQ/1 of the SCLP (2018) and NPPF guidance.
- 6.8 The development would cause significant and irreversible loss of best and most versatile agricultural land, contrary to policies NH/3 and HQ/1 of the SCLP (2018) and para. 170 of the NPPF.
- 6.9 Overall, the proposal would fail to achieve sustainable development with reference to the economic, social and environmental objectives as set out in the NPPF (para. 8). It would give rise to a substantial conflict with recently adopted and up-to-date development plan policies and there are no exceptional economic or other benefits arising to suggest that the proposal should be allowed contrary to adopted policy. To grant planning permission would not accord with the presumption in favour of sustainable development. The Council will provide evidence to

support each of the reasons for refusal as part of the Inquiry proceedings.

7.0 LIST OF DOCUMENTS

7.1 The Council intends to refer to at least the following documents at Inquiry.

7.2 If not submitted as part of the appeal questionnaire or attached to this SoC, these documents – where appropriate - will form part of the Core Documents library.

Planning

- Town and Country Planning Act 1990 (as amended) & the Planning and Compulsory Purchase Act 2004 (as amended)
- National Planning Policy Framework, Ministry of Housing, Communities and Local Government (July 2018)
- National Planning Practice Guidance, Ministry of Housing, Communities and Local Government (internet resource)
- South Cambridgeshire Local Plan (2018)
- Cambridge Local Plan (2018)
- Emerging Cambridgeshire and Peterborough Non-Statutory Strategic Spatial Framework (phase 2)
- Planning officer's Committee Report, Update Sheet and Minutes in respect of the application
- Relevant officer reports and council decisions in respect of other sites (e.g. Sawston Trade Park, NIAB Headquarters and Field Research applications)
- Relevant appeal decisions and court judgements
- The planning application, together with its supporting documents, drawings and other material
- Inspectors' Report into the SCDC Local Plan 2018
- Inspectors' Report into the CCC Local Plan 2018
- Local Plan examination hearing statements re. employment SCDC and objectors (Matter 4) including representation prepared by Terence O'Rourke on behalf of Hinxtion Land Ltd (M4/23548)
- Response to matters and issues raised by the Inspector

- Cambridge and South Cambridgeshire Local Plan - Consideration of the National Planning Policy Guidance with respect of Employment and Retail (RD/Strat/380)
- EIA scoping opinion

AgriTech / Need / Economic Benefits

- Government statements, publications and ministerial speeches related to economic growth, agriculture and the agri-tech sector
- UK Strategy for Agricultural Technologies, HM Government (2013)
- Industrial Strategy – Building a Britain fit for the future, HM Government (November 2017)
- Technology and Innovation Futures 2017, Government Office for Science (2017)
- East of England Science and Innovation Audit sponsored by the Department for Business, Energy and Industrial Strategy (September 2017)
- Health and Harmony: the future for food, farming and the environment in a Green Brexit, Department for Environment Food and Rural Affairs (February 2018)
- The Clean Growth Strategy, HM Government (October 2017)
- London Stansted Cambridge Consortium Sector profile on agrifood (2015)
- Findings and recommendations of the London Stansted Cambridge Corridor Growth Commission – The next global knowledge region: setting the ambitions and delivering the vision (July 2016)
- Emerging Cambridgeshire and Peterborough Local Industrial Strategy
- South Cambridgeshire & Cambridge City Employment Land Review (2012)
- South Cambridgeshire & Cambridge City Employment Land Review Update - Addendum 2013
- HM Government, 'Our Plan for Growth: Science and Innovation' December (2014)
- SQW, Cambridge high tech cluster growth, opportunities to the south of Cambridge 2014
- Strategic Economic Plan (Greater Cambridge Greater Peterborough Local Enterprise Partnership) 2014
- Cambridgeshire & Peterborough Independent Economic Review Sept 2018.
- Norwich Research Park website, including directory and sectors, 2018
- Cambridge-Norwich Tech Corridor website, 2018
<http://www.techcorridor.co.uk/>

- Cambridge Econometrics, Sept 2018. East Of England Forecasting Model 2017 baseline forecast
- SQW, 2011. Cambridge Cluster at 50 Study
- Department for Business Innovation & Skills, July 2016. Agri-tech industrial strategy: evaluation scoping study and baseline
- Cambridge Ahead, 2018. Cambridge Cluster Map
- SCDC Annual Monitoring Reports

Heritage

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Conservation Principles for the sustainable management of the historic environment (consultation draft November 2017)
- Barker, Dr. N. 2015 'Heritage assets and their setting: Views from a practitioner' Joint planning law conference Oxford
- Historic England 2015 'Historic environment Good Practice Advice in Planning 3: The setting of heritage assets'
- English Heritage, 2008, Conservation principles – policies and guidance for the sustainable management of the historic environment
- Historic England, 2015, Good Practice Advice notes (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment, GPA3 The setting of heritage assets)
- Historic England (National Heritage List)
- Relevant Case Law, including but not limited to East Northamptonshire DC v SSCLG [2014] EWCA Civ. 137
- Terence O'Rourke, 2016, Land at Hinxton, desk-based heritage assessment
- EIA Chapters 6 and 9 and supporting appendices
- Statutory list descriptions
- Historic Environment Record (Record Number: 12121)

Landscape

- Cambridgeshire Landscape Guidelines: A Manual for Management and Change in the Rural Landscape, Cambridgeshire County Council (1991)
- Essex Landscape Character Assessment Final Report, Essex & South-end-on- Sea Replacement Structure Plan Review, Chris Blandford Associates (2003)
- Cambridge Inner Green Belt Boundary Study, Landscape Design Associates for South Cambridgeshire District Council (2015)

- Guidelines for Landscape and Visual Assessment (3rd Edition), Institute and Institute of Environmental Management and Assessment (2013)
- National Character Area Profiles 87 East Anglian Chalk, Natural England website www.naturalengland.org.uk
- An Approach to Landscape Character Assessment, Natural England (2014)
- SCDC District Design Guide SPD - 2 March 2010
- SCDC Landscape in New Developments SPD - 2 March 2010

Highways

- Design Manual for Roads and Bridges, Highways England (2018)
- Designing for Deliveries, Freight Transport Association Limited (2006)
- Guidelines for Planning for Public Transport in Developments, The Institution of Highways and Transportation (1999)
- Guidelines for Providing for Journeys on Foot, The Institution of Highways and Transportation (2000)
- Junctions 9 User Guide, TRL Limited (2017)
- LinSig 3.2 User Guide, JCT Consultancy Ltd (2014)
- Manual for Streets, Thomas Telford Publishing (2007)
- Manual for Streets 2, Wider Application of the Principles
- Chartered Institution of Highways and Transportation (2010)
- The Traffic Signs Regulations and General Directions 2016, Statutory Instruments 2016 No. 362 (2016)
- Traffic Advisory Leaflets, Department for Transport (various dates).
- Traffic Modelling Guidelines, TfL Traffic Manager and Network Performance Best Practice Version 3.0, Transport for London 2010
- Paramics Microsimulation Knowledgebase, <https://paramics.freshdesk.com/support/home> , Systra (2018)
- Cambridgeshire Local Transport Plan 2011-2031, Cambridgeshire County Council (July 2015)
- Cambridge City and South Cambridgeshire Transport Strategy: Cambridge City Transport Plan
- Transport Strategy for Cambridge and South Cambridgeshire: TSCSC Transport Strategy and High Level Programme, Cambridgeshire County Council (March 2014)
- TSCSC Consultation Report , 22 JULY – 14 OCTOBER 2013, Cambridgeshire County Council
- CSRM Modelling Summary Report for Cambridge and South Cambridgeshire Local Plans, Cambridgeshire County Council, (July 2013)

- Cambridgeshire Transport Investment Plan, Cambridgeshire County Council (December 2017)
- Uttlesford Local Plan Transport Study Addendum Report, WYG Environment Planning Transport (2 May 2018)
- A505 Corridor Improvement, Feasibility Study: A10 to the A11, Uttlesford District Council (29 January 2018)
- Uttlesford Local Plan, Cambridgeshire County Council Comments Position Statement, Cambridgeshire County Council (June 2018)
- Cambridge South East Transport Study (CSETS) Summary Report of Consultation Findings , Cambridgeshire County Council (May 2018)

7.3 The Council reserves the right to call upon other material evidence that becomes available prior to the start of the Inquiry pursuant to the refusal reasons.

Appendices

Appendix 1	Appendix 1 Planning Officer's Committee Report S-4099-17-OL 7 March 18
Appendix 2	Appendix 2 Planning Officer's Update Report S-4099-17-OL 7 March 18
Appendix 3	Planning Officer's Update Report Following Committee S-4099-17-OL 13 March 18
Appendix 4	Inset-110-whittlesford-bridge adopted policies map SCLP (2018)
Appendix 5	Key-to-district-wide-maps adopted policies map SCLP 2018
Appendix 6	Key-to-village-inset-maps adopted policies map SCLP 2018
Appendix 7	Map of Green Belt, from SCDC on-line mapping
Appendix 8	South-east-quadrant adopted policies map SCLP 2018
Appendix 9	SCLP 2018, chapter 8, Economy, pages 171-188 policies E1-E16
Appendix 10	SCLP 2018, chapter 2, Spatial Strategy, pages 11-33, policies S1-S7
Appendix 11	CLP 2018, chapters 2 and 5, Employment and Spatial Strategy policies as reported to and agreed by Committee for adoption (published version not available at time of issuing SoC).
Appendix 12	CCC Transport Assessment Team, 1 March 2018
Appendix 13 (a, b)	a) Historic Environment Record (Record Number: 12121) and b) Hinxton Grange and associated map
Appendix 14	Inset-57-hinxton adopted policies map SCLP 2018

Agenda Item 9

REPORT TO: Joint Development Control Committee - 20 March
Cambridge Fringes 2019
Planning Committee (Cambridge City) 3 April 2019
Planning Committee (South Cambridgeshire DC) 10 April 2019

LEAD OFFICER: Joint Director of Planning and Economic Development

Information for Planning Committee: New Odour Assessment of Cambridge Water Recycling Centre

Purpose

1. Cambridge City Council and South Cambridgeshire District Council commissioned consultants Odournet to undertake an odour impact assessment, in order to assess the level and risk of odour impact posed by Cambridge Water Recycling Centre (CWRC) to both inform the North East Cambridge Area Action Plan and aid consideration of development proposals. That assessment has been completed.
2. To accompany the study, a technical note has been prepared jointly with Environmental Health to set out how officers intend to interpret the results of the Odournet Assessment.
3. Members of the three committees are asked to note both reports.

Recommendations

4. It is recommended that Committee note the findings of the 'Odour Impact Assessment for Cambridge Water Recycling Centre (2018) (appendix A), and the Technical Note on interpretation of 'Odour Impact Assessment for Cambridge Water Recycling Centre' (October 2018) (Appendix B), for the purposes of considering planning applications in the vicinity.

Background

5. Planning policy in the National Planning Policy Framework (NPPF) (2019) and the Cambridge and South Cambridgeshire Local Plans are clear that new development should only be permitted where

there will not be any significant adverse effects from existing poor air quality, including odour, in order to protect the health and amenity of future occupiers.

Considerations

6. In order to assess the level and risk of odour impact posed by CWRC, the Councils commissioned consultants Odournet to undertake an odour impact assessment (see Appendix A for the final report entitled 'Odour Impact Assessment for Cambridge Water Recycling Centre' (October 2018)). The assessment involved an on-site odour measurement survey and atmospheric odour dispersion modelling to produce predicted odour exposure contours, setting out levels of odour experienced in the area around the CWRC.
7. Environmental health officers at the Councils have advised that are fully supportive of the approach taken in the Odournet report, which in their view was conducted in accordance with all relevant published UK technical guidance issued by the Institute of Air Quality Management (IAQM), the Environment Agency and DEFRA. It is considered to be a reasonable representation of likely odour emissions from the CWRC site and provides robust predicted odour exposure levels in the area.
8. The Odournet study discusses at length the various odour criteria used in the UK which identify when an odour annoyance is likely to occur. The risk of annoyance is highly dependent upon how sensitive the use is. Residential is considered as a high sensitivity receptor, compared to non-residential such as office or commercial development which are medium sensitivity. The report states that there is no definitive precedent as to which odour exposure level criterion is acceptable and suitable for either residential or non-residential premises, although the majority of the guidance and legal/planning cases relating to odour, focus on the risk of impact at residential premises. The report goes on to say that 'ultimately the decision on which odour criteria to apply is for the Council based on their risk appetite'.

Technical Note

9. The technical note (Appendix B) sets out how officers intend to

interpret the results of the Odour Assessment, when considering planning applications for development in the vicinity of CWRC and more specifically which are located within the Odour Exposure Contours in Figure 1.

10. The key parts of the note are Figure 1 and Table 1. Figure 1 shows the odour exposure contours around CWRC (this is the worst case modelled year, as advised in the Odournet Study). The higher the contour value, the higher the level of odour exposure. Figure 1 also shows the Waste Water Treatment Works (WWTW) Safeguarding Area (how the Water Recycling Centre was previously named) from the Cambridgeshire and Peterborough Minerals and Waste Plan (2012), which is discussed further below.
11. Table 1 sets out the likely acceptability of different types of development within the different odour exposure contours. The note applies to planning applications for all development (including change of use) which will be regularly occupied or used, but does not apply to householder applications. For each of the odour exposure contours (3 to <5, 5 to <10, and 10 & above) Table 1 sets out:
 - types of developments that are unlikely to be suitable even with mitigation;
 - types of development that may be suitable and provides examples of suitable mitigation measures;
 - types of uses that are likely to be suitable.
12. Having regard to policies in the Local Plans, if a planning application falls within the odour exposure contours in Figure 1 of this technical note it is recommended that it is accompanied with a statement setting out how the application has regard to this note and the following:
 - the Councils' Odournet Report 'Odour Impact Assessment for Cambridge Water Recycling Centre' (October 2018);
 - relevant Government, national and industry standards, codes of practice and best practice technical guidance; and
 - The Institute of Air Quality Management (IAQM) 'Guidance on the assessment of odour for planning' (Version 1.1 - July 2018).
13. The note also highlights that if an application falls within the WWTW Safeguarding Area (shown on Figure 1), the application should be accompanied by the information required by Policy CS31

of the Minerals and Waste Core Strategy (2011). This requires that all planning applications for proposed new development involving buildings which would normally be occupied must be accompanied by an odour assessment report. The Waste Planning Authority (Cambridgeshire County Council) must be consulted on any planning proposal within a Safeguarding Area, except householder applications or advertisements.

14. The note highlights that applicants are encouraged to enter into pre-application discussions with the Local Planning Authority, to determine the individual submission requirements of planning applications which fall within the areas identified in Figure 1.
15. The note also refers to permitted development issues at paragraph 1.7 of the Technical Appendix. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows certain changes of use to high sensitive end uses (such as residential or educational uses) without requiring planning permission. This would be of concern if permission was granted for an office development, which could then change to residential without the need for planning permission. The Local Planning Authority can remove permitted development rights by means of a condition on a planning permission. The restrictions imposed will vary on a case by case basis.

Options

16. Members are being asked to note the Odournet Assessment and Technical Note only, as material considerations in decision making. It will be for planning committee to make a decision on a case by case basis on individual planning applications weighing up all material planning considerations at the time of the decision.

Implications

17. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered: -
18. There are no significant implications.

Consultation responses

19. There has been no formal consultation involved in the preparation of this report.

Background Papers

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

Cambridge Local Plan 2018

<https://www.cambridge.gov.uk/local-plan-2018>

South Cambridgeshire Local Plan 2018

<https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/south-cambridgeshire-local-plan-2018/>

National Planning Policy Framework (2018)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Report Author: Nancy Kimberley – Senior Planning Policy Officer

Shared Planning Service

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nancy.kimberley@cambridge.gov.uk

Appendices:

Appendix A – Odour Impact Assessment for Cambridge Water Recycling Centre' (October 2018).

Appendix B – Technical note on interpretation of 'Odour Impact Assessment for Cambridge Water Recycling Centre' (October 2018)

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Clarification of some of the terms from ‘Odour Impact Assessment for Cambridge Water Recycling Centre’ (October 2018) by Odournet

Explanation of term OU_E/m^3 – European odour units per cubic metre of air

OU_E/m^3 is an objective measure of odour concentration. Concentration is the amount of odour present in a given volume of air. This can be expressed either as the volume of that compound per unit volume of air (e.g. ppm or ppb) or the mass of that compound per unit volume of air (e.g. mg/m³ or µg/m³). **For odours that are mixtures of compounds, concentration is measured in ouE/m^3 .**

This is equivalent to the number of repeated dilutions with a fixed amount of odour free air or nitrogen that are needed until the odour is just detectable to 50% of a panel of trained observers in a dynamic dilution olfactometry (**the measurement of odour concentration using human subjects as the ‘sensor’**). Determination is to the CEN standard BS EN 13725 ‘Air quality. Determination of odour concentration by dynamic olfactometry’.

Why is ‘lower’ worse in Table 1 (page 10) of the Odournet Study?

Table 1: Odour impact criteria

Relative offensiveness	Indicative criterion	Typical processes
Most offensive	1.5 ouE/m^3 98 th percentile (hourly average)	Processes involving decaying animals or fish remains; septic effluent or sludge; biological landfill odours
Moderately offensive	3 ouE/m^3 98 th percentile (hourly average)	Intensive livestock rearing; sugar beet processing; fat frying (food processing); well aerated green waste composting
Less offensive	6 ouE/m^3 98 th percentile (hourly average)	Brewery; coffee roasting; confectionary; bakery

These indicative criteria were introduced in the Horizontal Guidance Note for Odour Management - H4 issued by the Environment Agency and define three different levels of **exposure at which odour impact or annoyance could potentially be expected to occur**, for odours with high, moderate and low offensiveness.

For the most offensive odours they are detected at lower concentrations hence the number of OU_E/m^3 are lower for more offensive odours.

Explanation of term Hedonic tone (Pleasantness of an Odour)

Hedonic tone is the degree to which an odour is perceived as pleasant, neutral or unpleasant. A subjective ranking system where a panel of human assessors is exposed to a given sample and asked to rank it on a scale, with pleasant odours being assigned a positive value and unpleasant odours a negative value.

Quantitative values assigned to the unpleasantness of source emission samples, by measurement in the laboratory by a panel of trained assessors in an odour panel following the German method VDI 3882 Part 2 – ‘Olfactometry - Determination of

hedonic odour tone'. Hedonic tone is scored on a typical nine-point scale ranging from very pleasant (score of +4, e.g. bakery smell) through neutral (score of 0) to highly unpleasant (score of -4, e.g. rotting flesh).

Explanation of 'Turbulence Factor' in Table 6 of Odournet Study

In defining emission rates for odour sources / processes consideration is given to the frequency and duration of any intermittent activities, and any turbulence/agitation of aspects of the process handling odorous liquid and solid material. Offensive odour emissions are caused when volatile compounds are released from solution by evaporation or agitation.

Turbulent flow conditions will produce more emissions and such activities that lead to increase in the surface area of odorous material exposed to the atmosphere (e.g. due to turbulence generated by sewage handling processes and agitation of sludge) will inevitably lead to an increase in the magnitude of odour released.

For turbulent sources, a multiplier was applied to the emission rate to reflect the elevation in emissions that occurs due to the increase in surface area exposed to the atmosphere as a result of agitation.

The following turbulence factors were used which are based on Odournet's broader experience in the wastewater sector and the findings of research:

Table 7: Turbulence factors

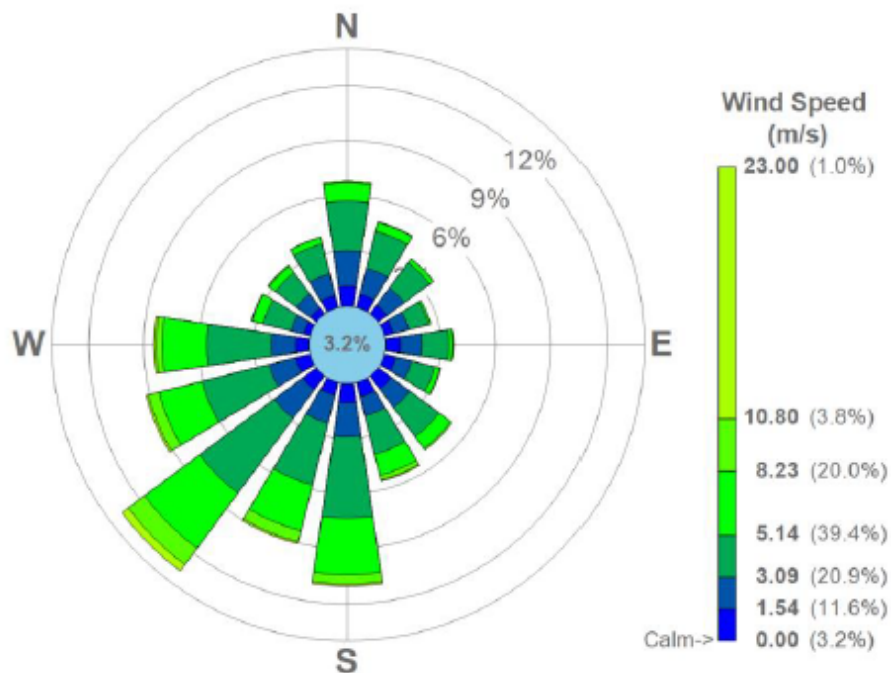
Level of turbulence	Turbulence multiplier
Low	3
Medium	6
High	12
Extreme	20

This results in increased odour emission rates in the model.

Clarifying wind is source not direction

This is in relation to Figure 2, Page 26 of the Odournet Study, which shows a windrose.

Figure 4: Windrose for Cambridge Airport (with missing data imported from RAF Mildenhall) for 2012 to



This wind rose is the meteorological data used by the model to simulate the dispersion and dilution effects generated by the atmosphere.

It shows distribution of wind speed & wind direction from one location. Presented in a circular format, the wind rose shows the frequency of winds blowing usually **from particular directions**. Each "spoke" around the circle is related to the frequency that the wind blows from a particular direction per unit time and includes wind speed %.

This shows that most of the wind comes from the South West 12 to 14% of the time.

Glossary of terms relating to Odour

Extracts from the glossary in 'Guidance on the assessment of odour for planning' by the Institute of Air Quality Management (2018)

Annoyance	<p>Odour annoyance can be considered the expression of disturbed well-being induced by adverse olfactory perception in environmental settings. Odour annoyance occurs when a person exposed to an odour perceives the odour as unwanted.</p> <p>Annoyance is the complex of human reactions that occurs as a result of an immediate exposure to an ambient stressor (odour) that, once perceived, causes negative cognitive appraisal that requires a degree of coping. Annoyance may, or may not, lead to nuisance and to complaint action.</p>
Character (of an odour)	<p>Odour character or quality is basically what the odour smells like. It is the property that identifies an odour and differentiates it from another odour of equal intensity. For example, ammonia gas has a pungent and irritating smell. The character of an odour may change with dilution.</p>
Concentration (of an odour)	<p>Concentration is the amount of odour present in a given volume of air. We measure and model odour concentration, not odour intensity. For a known, specific chemical species this can be expressed either as the volume of that compound per unit volume of air (e.g. ppm or ppb) or the mass of that compound per unit volume of air (e.g. mg/m³ or µg/m³). For odours that are mixtures of compounds, concentration is measured in ouE/m³.</p>
FIDOL factors	<p>The perception of the impact of odour involves not just the strength of the odour but also its frequency, intensity, duration and offensiveness (the unpleasantness at a particular intensity) and the location of the receptors. These attributes are known collectively as the FIDOL factors.</p>
Hedonic tone (of an odour)	<p>Hedonic tone is the degree to which an odour is perceived as pleasant or unpleasant. Such perceptions differ widely from person to person, and are strongly influenced by previous experience and emotions at the time of odour perception. Hedonic tone is related to (but not synonymous with) the relative pleasantness or unpleasantness of an odour.</p>
Nuisance	<p>Nuisance is the cumulative effect on humans, caused by repeated events of annoyance over an extended period of time, that leads to modified or altered behaviour. This behaviour can be active (e.g. registering complaints, closing windows, keeping 'odour diaries', avoiding use of the garden) or passive (only made visible by different behaviour in test situations, e.g. responding to questionnaires or different responses in interviews). Odour nuisance can have a detrimental effect on our sense of well-being, and hence a negative effect on health. Nuisance occurs when people are affected by an odour they can perceive in their living environment (home, work-environment, recreation environment) and:</p> <ol style="list-style-type: none"> i. the appraisal of the odour is negative; ii. the perception occurs repeatedly;

	<p>iii. it is difficult to avoid perception of the odour; and iv. the odour is considered a negative effect on their well-being.</p> <p>Nuisance is not caused by short-term exposure, and it is not alleviated by relatively short periods (months) of absence of the ambient stressor.</p>
--	--

Abbreviations and acronyms

BS EN	British Standard European Norm
CWRC	Cambridge Water Recycling Centre
DEFRA	Department for Environment, Food and Rural Affairs
EA	Environment Agency
FIDOL	Frequency, intensity, duration, offensiveness and location
FSTs	Final settlement tanks
H ₂ S	Hydrogen sulphide
IAQM	Institute of Air Quality Management
ISO	International Quality Standard
l/s	litres per second
mg/m ³	milligrams per cubic metre
OCU	Odour control unit
OU _E /m ³	European odour units per cubic metre of air
ppb	parts per billion
ppm	parts per million
PSTs	Primary settlement tanks
SAS	Surplus activated sludge
Ug/m ³	micrograms per cubic metre
VOCs	Volatile organic compounds
WRC	Water Recycling Centre
WWTW	Waste Water Treatment Works

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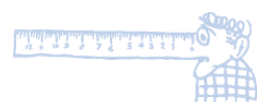
Report

Odour impact assessment for
Cambridge Water Recycling Centre

Client: Cambridge City Council
Mandela House
Cambridge

Report number: CACC17A_08_final
Project code: CACC17A

Date: 23 October 2018 (October 2018)





title: **Odour impact assessment for Cambridge Water Recycling Centre**

report number: **CACC17A_08_final**

project code: **CACC17A**

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Executive Summary

Cambridge City Council (CCC) commissioned Odournet UK Ltd to undertake an odour impact assessment for Anglian Water's Water Recycling Centre (WRC) in Cambridge. The overall objective of the study was to assess the level of odour impact risk posed by the WRC in the surrounding area to inform the Council's ongoing and future planning decisions and policy.

The scope of the study was as follows:

1. To clarify the current WRC configuration and operations.
2. To undertake an odour survey and define odour emission estimates for each of the key elements of the treatment process at the WRC.
3. To undertake odour dispersion modelling of the WRC under the current operational conditions and assess the extent of potential odour impact risk in the surrounding area.

The study was conducted in accordance with the relevant aspects of published UK guidance issued by the Institute of Air Quality Management (IAQM) the Environment Agency and DEFRA. The study involved an odour measurement survey which was conducted at the WRC in summer 2017 with the cooperation of Anglian Water. The results of the survey were used alongside operational information for the WRC and odour measurement data collected at other UK sewage treatment works to define odour emission estimates for each aspect of the works operations. Odour dispersion modelling was then undertaken in order to assess the long-term odour exposure levels which are likely to occur around the site under the current operational conditions.

The key findings of the study are summarised as follows:

1. The odour survey identified a range of odour sources at the WRC under the current operational conditions. These sources include the raw sewage reception and screenings/grit removal plant, the stormwater storage tanks, the primary settlement tanks, the anoxic and aerobic secondary treatment plant, and the sludge handling and storage operations.
2. The estimated time weighted summer odour emissions from the WRC are approximately 73,000 ou_E/s . Of these emissions approximately 20% are generated by the preliminary treatment stage, 1% from storm water handling, 15% by the primary treatment stage, 22% by the secondary treatment stage and 42% from the sludge handling and treatment operations.
3. The largest individual contributors to the total site emissions are the emissions from the raw sludge belt thickening plant, the secondary sludge digestion tanks, the D stream anoxic plant and the primary settlement tanks.
4. The results of dispersion modelling which was undertaken to assess the level of odour impact risk under the foreseeable long term operational conditions at the works (current operations plus both secondary digestion tanks assumed to be in use and gas collection issues addressed) indicate that odour exposure levels in the area immediately surrounding the works exceed the $C_{98, 1\text{-hour}} = 3, 5$ and $6 \text{ ou}_E/\text{m}^3$ odour impact criteria discussed in section 2.3 of this report. On this basis any residential developments in these areas are likely to be at risk of odour impact. For any commercial or industrial developments in these areas, the degree to which odour impact is likely to occur is less clear for the reasons discussed within this report.
5. The likely increase in exposure to odours that would be experienced periodically in the vicinity of the storm overflow lagoon should be considered if the suitability of this land for development is to be reviewed.



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1 Introduction and scope

1.1 Introduction

Cambridge City Council (CCC) commissioned Odournet UK Ltd to undertake an odour impact assessment for Anglian Water's Water Recycling Centre (WRC) in Cambridge. The overall objective of the study was to assess the level of odour impact risk posed by the WRC in the surrounding area to inform the Council's ongoing and future planning decisions and policy.

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3. To undertake odour dispersion modelling of the WRC under the current operational conditions and assess the extent of potential odour impact risk in the surrounding area.

The study was conducted in accordance with the relevant aspects of published UK guidance issued by the Institute of Air Quality Management (IAQM) the Environment Agency and DEFRA. The study was conducted by specialist consultants drawn from Odournet's UK consultancy team who have extensive experience assessing the odour impact of sewage treatment operations.

1.2 Structure of report

The report is structured as follows:

1. Section 2 describes the methodology undertaken to conduct the assessment.
2. Section 3 provides an overview of the current site operations.
3. Section 4 identifies the odour sources associated with the operation of the WRC.
4. Section 5 presents the results of the odour survey conducted at the works.
5. Section 6 presents an estimation of odour emissions from the WRC.
6. Section 7 assesses the predicted odour exposure levels in the area surrounding the WRC under the current operational conditions.
7. Section 8 summarises the findings of the study.

Supporting information is provided in the Annex.

1.3 Quality Control and Assurance

Odournet's odour measurement, assessment and consultancy services are conducted to the highest possible quality criteria by highly trained and experienced specialist staff. All activities are conducted in accordance with quality management procedures that are certified to ISO9001 (Certificate No. A13725).

All sensory odour analysis and odour sampling services are undertaken using UKAS accredited procedures (UKAS Testing Laboratory No. 2430) which comply fully with the requirements of the international quality standard ISO 17025: 2005 and the European standard for olfactometry EN13725: 2003. Where required, Odournet are accredited to conduct odour sampling from stacks and ducts in accordance to ISO 17025: 2005 and EN13725: 2003 under the MCERTS scheme. Odournet is the only company in the UK to have secured UKAS accreditation for all elements of the odour measurement and analysis procedure.



The Odournet laboratory is recognised as one of the foremost laboratories in Europe, consistently outperforming the requirements of the British Standard for Olfactometry in terms of accuracy and repeatability of analysis results.



2 Description of approach

2.1 Identification of odour sources and estimation of odour emissions

The odour sources associated with the WRC operations under the current conditions were defined on the basis of a review of the site operations (site audit) which was undertaken on 18th January 2017 by Mr Paul Ottley (senior consultant at Odournet) in the company of an experienced Anglian Water Treatment Manager (Mr Ceri Williams) and Senior Growth Planning Engineer (Mr Richard Lyon).

Emission estimates (expressed in terms of European odour units) for each source were defined primarily on the basis of data collected at the works during an odour survey which was conducted by Odournet in August 2017. The odour survey was undertaken in summer conditions after a period of dry weather. In defining appropriate emission rates library data collected by Odournet from other operational sewage treatment facilities in the UK and contained in Odournet's odour emission database were reviewed where necessary.

All of the Odournet measurement data utilised was collected using sampling and analysis techniques compliant with the British Standard for Olfactometry BS EN 13725: 2003¹. Further details regarding the sampling and analysis techniques applied during the studies are presented in Annex A.

Consideration was given to the influence of the following factors to derive representative and comparable emission values:

- Turbulence of aspects of the process handling odorous liquid and solid material.
- The effect of seasonal changes in the influent quality and rate of biological generation of odours within the process.
- The frequency and duration of release of intermittent activities.

2.2 Odour dispersion modelling

On the basis that odour annoyance or 'nuisance' is a symptom that develops through intermittent exposure to odours over extended time periods (see Section 2.3 below), the study focused on assessing the long-term odour exposure levels which may occur around the site under the current operational conditions².

The assessment was performed using mathematical atmospheric dispersion modelling techniques which provided statistical analyses of the odour exposure levels that are likely to occur in the area around the site for each individual meteorological year of a 5 No. year dataset.

Data describing the topography of the local area was obtained from Ordnance Survey. The locations of the odour sources at the facility were defined using detailed aerial imagery of the site along with observations made during the site audit.

The dispersion modelling was conducted using the US EPA AERMOD dispersion model (version 7.12.1). The model was run in accordance with guidance issued by the US EPA and guidance relevant to odour assessment published by the Environment Agency. Details of the assumptions applied within the model are presented within the main body of this report.

¹BS EN 13725:2003, *Air quality - Determination of odour concentration by dynamic olfactometry*

² For the current operations model it was assumed that the recent issue of odorous biogas leakage has been resolved (Anglian Water have indicated that the flare stack is now fully operational, and that by the end of October 2017 a replacement gasholder bag will be operational).



2.3 Criteria for assessment of impact risk

In general terms, odour annoyance is recognised as a symptom that develops as a result of intermittent but regular exposure to odours that are recognisable and have an offensive character. The key factors that contribute to the development of odour annoyance can be usefully summarised by the acronym FIDOL:

- Frequency of exposure.
- Intensity or strength of exposure.
- Duration of exposure.
- Offensiveness.
- Location sensitivity.

In acknowledgement of these factors, a number of odour impact criteria have been developed that enable the odour impact risk of facilities to be predicted using dispersion modelling techniques. These criteria are generally defined in terms of a minimum concentration of odour (reflecting the intensity/strength element of FIDOL) that occurs for a defined minimum period of time (reflecting duration and frequency element of FIDOL) over a typical meteorological year. The concentration element of these criteria can be increased or lowered to reflect variations in the offensiveness of the odours released from a specific type of facility, and the sensitivity of nearby sensitive locations.

There are currently a range of odour criteria applied in the UK to attempt to gain an insight into the probability of odour annoyance developing at a given location. However, there is no firm consensus on which odour impact criteria should be applied for sewage treatment works and the issue is currently a matter of debate.

In the UK, odour impact criteria are generally expressed in terms of a European odour unit concentration that occurs for more than 2% of the hours of a typical meteorological year, and have been designed for application to permanent residential properties which are considered to be the most sensitive from an impact risk perspective.

The most commonly applied criterion from this perspective is the 'Newbiggin criterion'. This criterion was originally introduced into a public inquiry for a new sewage works at Newbiggin-by-the-sea in 1993, and equates to an odour exposure level of 5 European odour units per cubic meter ($C_{98, 1\text{-hour}} > 5 \text{ ouE/m}^3$). This 5 European odour units criterion has been successfully applied during numerous planning and odour nuisance assessment studies since 1993 for sewage, waste, food and a range of other industrial and agricultural activities.

Since 2002, a range of indicative odour annoyance criteria have also been applied to assess odour impact risk from residential properties, which have supplemented the use of the Newbiggin criterion. These criteria were introduced in the Horizontal Guidance Note for Odour Management H4 issued by the Environment Agency³ and define three different levels of exposure at which odour impact or annoyance could potentially be expected to occur, for odours with high, moderate and low offensiveness. The indicative criteria are presented in the table below:

³ IPPC H4 Technical Guidance Note "H4 Odour Management", published by the Environment Agency, March 2011.



Table 1: Odour impact criteria

Relative offensiveness	Indicative criterion	Typical processes
Most offensive	1.5 ou _E /m ³ 98 th percentile (hourly average)	Processes involving decaying animals or fish remains; septic effluent or sludge; biological landfill odours
Moderately offensive	3 ou _E /m ³ 98 th percentile (hourly average)	Intensive livestock rearing; sugar beet processing; fat frying (food processing); well aerated green waste composting
Less offensive	6 ou _E /m ³ 98 th percentile (hourly average)	Brewery; coffee roasting; confectionary; bakery

Odour guidance published by DEFRA in March 2010⁴ also refers to these criteria but in less specific terms. The guidance does not state which criterion should be applied for assessing impact but does suggest that typical criteria fall within the range of $C_{98, 1-hour} = 1.5 \text{ ou}_E/\text{m}^3$ to $C_{98, 1-hour} = 5 \text{ ou}_E/\text{m}^3$.

Similarly, guidance published by the Institute of Air Quality Management (IAQM)⁵ in May 2014 also refers to these criteria. This guidance does however state that odour impact may occur between $C_{98, 1-hour} = 1 \text{ ou}_E/\text{m}^3$ and $C_{98, 1-hour} = 10 \text{ ou}_E/\text{m}^3$ and that professional judgement should be applied to determine criteria on a case by case basis by considering the underlying science, sensitivity of local receptors and developing case law.

There is currently some debate as to which odour criteria currently are the most appropriate for assessing the risk of impact of odorous industries such as sewage treatment, and to what extent the criteria are able to predict occurrence of odour annoyance for different odour types. Whilst there appears to be a substantial body of evidence to support the Newbiggin-by-the-Sea impact criterion for assessing the development of odour annoyance from the sewage treatment sector, the availability of such evidence for the EA criteria is currently somewhat lacking. There is therefore a developing view within the UK odour community that the most stringent EA criteria (i.e. $C_{98, 1-hour} = 1.5 \text{ ou}_E/\text{m}^3$) may represent an overly precautionary standard in many cases even for highly offensive odours.

Odournet's general experience based on assessment of odours which could generally be classified as moderate to highly offensive (e.g. odours from waste water and sludge handling operations) generally supports this view, and indicates that for high sensitivity receptors such as residential premises odour annoyance is a symptom that is most likely⁶ to develop at exposure levels between $C_{98, 1-hour} = 3 \text{ ou}_E/\text{m}^3$ and $C_{98, 1-hour} = 5 \text{ ou}_E/\text{m}^3$. However the occurrence of adverse impact and complaints from areas of predicted odour exposure levels below $C_{98, 1-hour} = 3 \text{ ou}_E/\text{m}^3$ cannot be completely ruled out.

This observation is supported to some extent by the findings of recent legal cases relating to odours from sewage treatment works (and a policy statement issued by the Chartered Institute of Water and Environmental Management) as indicated below.

- **Appeal by Sherborne School, CRUK, CLIC Sargent, Mencap and British Heart Foundation against North Dorset District Council (January 2016).** The District Council originally refused outline planning permission for the erection of homes on land in proximity to Gillingham sewage treatment works on the basis that the proposed development would have an adverse impact on the general amenity of the future occupants due to odours from the sewage treatment works.

⁴ Odour Guidance for Local Authorities, published by DEFRA, March 2010.

⁵ Guidance on the assessment of odour for planning, published by IAQM: April 2014.

⁶ On the basis of odour exposure levels predicted by the AERMOD dispersion model using emission rates defined on the basis of site specific measurement data and taking into account local factors that will influence emissions (such as sewage turbulence in open channels/tanks, seasonal variation in emissions etc).



Odour dispersion modelling was undertaken on behalf of the appellant, and the inspector concluded that “the appropriate parameter to apply in this case is the 3 ou_E/m³ contour line”.

- **Appeal by Abbey Homes against St Edmundsbury Borough Council (March 2012).** The Borough Council originally refused planning permission for the erection of 101 dwellings on land between Upthorne Road and Hepworth Road, Stanton, Suffolk, for reasons including the proximity of the site to an existing small rural sewage treatment works and the potential effects on the living conditions of future residents of the dwellings. On the basis of odour dispersion modelling submitted by experts acting for both parties, the inspector considered an appropriate threshold to be more than $C_{98, 1\text{-hour}} = 1.5 \text{ ou}_E/\text{m}^3$, and that $C_{98, 1\text{-hour}} = 3 - 5 \text{ ou}_E/\text{m}^3$ was a more appropriate threshold (the inspector could see no reason to expect a significant loss of amenity to the occupiers of the proposed dwellings where Anglian Water’s modelling predicted exposure levels below $C_{98, 1\text{-hour}} = 3 \text{ ou}_E/\text{m}^3$).
- **Appeal against Corby Borough Council (2012).** This appeal concerned land at Ashley Road, Middleton, Leicestershire. The inspector concluded in this case “I believe that it is reasonable to take account of the 1.5 ou_E/m³ contour map in determining odour impact. In my view areas subject to such concentrations are unlikely to provide a reasonable permanent living environment.”
- **Appeal by Lakeland Leisure Ltd. against Allerdale Borough Council, 2012.** This appeal concerned the development of dwellings in Cockermouth, Cumbria in the vicinity of a sewage treatment works. The inspector concluded that development within the area predicted to experience odour exposure levels of $C_{98, 1\text{-hour}} = 3 \text{ ou}_E/\text{m}^3$ or less would be appropriate due to the anticipated medium offensive nature of the odours from the sewage works.
- **Thames Water vrs Dobson 2011.** This nuisance action was brought against Thames Water Mogden Sewage Treatment Works by a group of residents claiming odour nuisance caused by this large municipal sewage works in London. The inspector concluded that he would be reluctant to find nuisance if the modelled odour concentration was only $C_{98, 1\text{-hour}} > 1.5 \text{ ou}_E/\text{m}^3$ but as the odour concentration rises to $C_{98, 1\text{-hour}} = 5 \text{ ou}_E/\text{m}^3$ he considered that this was the area where nuisance from the works would start and that by the time that $C_{98, 1\text{-hour}} > 5 \text{ ou}_E/\text{m}^3$ or above is reached nuisance would certainly be established.
- **Appeal by JS Bloor (Northampton) Ltd 2010.** This appeal concerned a proposed residential development on land near an existing sewage treatment works in Leighton Linlade. The inspector noted that the water company used a standard of $C_{98, 1\text{-hour}} > 5 \text{ ou}_E/\text{m}^3$ which they indicated would be a “concentration level above which odour might be a potential nuisance”, and stated that the approach seemed reasonable and had been accepted at a previous appeal.
- **Extract from CIWEM policy statement.** CIWEM issued a position statement on odour in 2012 stating that the following framework is the most reliable that can be defined on the basis of the limited research undertaken in the UK at the time of writing:
 - $C_{98, 1\text{-hour}} > 10 \text{ ou}_E/\text{m}^3$ - complaints are highly likely and odour exposure at these levels represents an actionable nuisance;
 - $C_{98, 1\text{-hour}} > 5 \text{ ou}_E/\text{m}^3$, - complaints may occur and depending on the sensitivity of the locality and nature of the odour this level may constitute a nuisance;
 - $C_{98, 1\text{-hour}} < 3 \text{ ou}_E/\text{m}^3$, - complaints are unlikely to occur and exposure below this level is unlikely to constitute significant pollution or significant detriment to amenity unless the locality is highly sensitive or the odour highly unpleasant in nature.



It should be noted that the majority of the guidance and legal/planning cases relating to odour focus on the risk of impact at residential premises which are considered as high sensitivity receptors. There is much less available data regarding odour impact at potentially less sensitive non-residential receptors, and there is no clear precedent for what constitutes a suitable criterion.

As a general concept, the application of less stringent odour impact criterion may be suitable for users of less sensitive receptors (such as commercial or industrial premises). However complaints of odour are often documented from non-residential premises such as places of work so the issue is far from clear.

As there is no definitive precedent as to which criterion is suitable for either residential or non-residential premises, the criteria selected for planning purposes is open to challenge. Ultimately the decision on which criteria to apply is for the Council based on their risk appetite.

For this study, the assessment of risk of impact associated with the operations conducted at the WRC has been conducted by consideration of the $C_{98, 1\text{-hour}} = 3 \text{ ou}_E/\text{m}^3$ and $5 \text{ ou}_E/\text{m}^3$ criteria. The $C_{98, 1\text{-hour}} = 6$ and $10 \text{ ou}_E/\text{m}^3$ isopleths are also presented for reference.



3 Overview of sewage treatment operations

3.1 Location of works

The Water Recycling Centre is a medium to large sized sewage treatment works located on the north eastern edge of the city of Cambridge. The works serves a population equivalent of approximately 165,000, with an influent dry weather flow of 650 l/s.

In close proximity to the northern, south eastern and western boundaries of the WRC are located commercial premises. To the east and north east is located undeveloped land (agricultural land and Milton Country Park). Residential areas are located further afield to the north and south west.

The location of the site is indicated in Figure 1 below.

Figure 1: Map of the location of the WRC



In broad terms, the works has been operating in its current configuration since 2015. In 2015 Anglian Water completed a £20 million upgrade of the WRC to meet the Greater Cambridgeshire growth needs up to 2031. The key elements of the upgrade focussed on the secondary treatment operations, and involved decommissioning two percolating filter beds (known as Stream A and Stream B filters) and associated



humus tanks. To replace these plant new biological treatment plant with a smaller footprint (Stream D activated sludge plant) and final settlement tanks were commissioned.

3.2 Overview of sewage treatment operations

The sewage received at the WRC is made up of primarily domestic influent (there are no notably odorous trade discharges). The majority of the influent received at the works is delivered via gravity sewer, although a small proportion of the influent is delivered via pumped rising mains. Septicity dosing is undertaken at the pumping stations of the rising mains to reduce the risk of the development of septic conditions within the sewage.

Sewage arrives at the WRC into a large open below ground chamber from where it is pumped to the head of a raised inlet works. Tankered cess and other liquid wastes delivered to the works by road are also discharged into the below ground chamber.

At the head of the raised inlet works a number of bellmouths discharge the influent into a turbulent chamber prior to it flowing through open channels to 3 No. enclosed fine screens (operated in duty-assist-standby configuration). The screens remove rag from the influent which is then washed and compacted prior to deposit in 2 No. open skips which are replaced approximately once per week.

Following screening the flows pass through an open channel into an open circular detritor where grit is removed prior to being washed and deposited into an open skip which is replaced approximately once per week.

The screened and degrittled flows are then conveyed along an open channel and turbulent mixing section. Works returns primarily consisting of liquors from the sludge treatment centre (liquors from the raw sludge gravity belt thickeners and centrate from the digested sludge centrifuges) and any road drainage are returned into an open chamber downstream of the detritor prior to combining with the influent in the open channel. Ferric sulphate is dosed into this channel.

Storm flows received at the works (those above 3x dry weather flow) are removed via storm weirs located downstream of the screens and diverted into 2 No. open circular storm tanks via enclosed pipework. Once the incoming flow rate into the works subsides the storm water within the tanks is returned to the works for treatment. The storm tanks are fitted with scrapers which are designed to prevent the accumulation of potentially odorous sediment on the base of the tanks after emptying. In extreme rainfall events the storm tanks fill and overspill (via enclosed pipework) into a large (approximately 100m x 140m) storm lagoon which is designed to store storm effluent which then soaks into the ground. Once the effluent has soaked away a residual sediment layer is left on the base of the lagoon which (according to site operators) typically results in a notable odour in the immediate area for between 10 and 14 days. Site operators believe that the lagoon is typically filled once per year on average.

Flows from the inlet works are conveyed via 2 No. open turbulent distribution chambers into 5 No. circular primary settlement tanks (PSTs) for solids settlement and removal. Each tank is fitted with automatic sludge scrapers and scum removal plant. Site operators state that between four and five of the tanks are routinely in use, dependent on the magnitude of flows received at the works.

Following primary treatment, the settled sewage is conveyed via an open distribution chamber into one of 2 No. secondary treatment streams. Stream D is an activated sludge process which includes a highly turbulent distribution/mixing chamber at the head of the works where settled sewage and return activated sludge (RAS) are mixed. The mixed liquors are conveyed to one of 4 No. lanes each comprising an anoxic and an aerobic section. A turbulent outlet channel collects the treated sewage from all 4 No. lanes and conveys it to 4 No. circular final treatment tanks (FSTs) for final clarification.



Stream C receives settled sewage from the PSTs which is mixed with RAS in a turbulent open chamber and then diverted into 4 No. lanes, each comprising anoxic and aerobic stages. Final clarification is provided by 3 No. open circular final settlement tanks.

Final tertiary treatment of all flows is provided by sand filters.

3.3 Overview of sludge treatment operations

Indigenous raw sludge from the primary settlement tanks is pumped via enclosed pipework into a circular covered sludge buffer tank, the air from which is extracted for treatment in an odour control unit.

Imported raw sludge is delivered to the site by road tanker and passed through a strainpress (to remove rag and other materials which are deposited into an open skip) into an enclosed imported sludge holding tank. This tank is served by an odour control unit. Imported sludge from this tank is conveyed into the sludge buffer tank where it is mixed with the indigenous raw sludge.

Mixed raw sludge from the sludge buffer tank is thickened in 2 No. gravity belt thickeners located on the ground floor of a sludge thickening building. The belts are locally enclosed and the captured odours are vented to atmosphere via 2 No. dispersion stacks. The liquors from the belts are discharged into an open sump prior to return the head of the works as described above.

Surplus activated sludge (SAS) from the Stream D activated sludge plant is stored in an open above ground SAS holding tank prior to thickening within 1 of 2 No. aquabelts (only one belt can run at any time and each is locally enclosed and vented to atmosphere via short dispersion stack) located in a SAS thickening building. Liquors from the belts are diverted into the distribution chamber at the head of the D stream secondary treatment plant.

Imported SAS and indigenous SAS from the Stream C secondary treatment plant is stored in a circular covered SAS buffer tank which is served by an odour control unit. The SAS is thickened in a SAS drum thickener prior to delivery into a circular covered above ground sludge blend tank where it is mixed with the thickened SAS from the D stream secondary treatment plant and the thickened raw sludge. The air from the sludge blend tank is extracted for treatment in the same odour control unit as the SAS buffer tank.

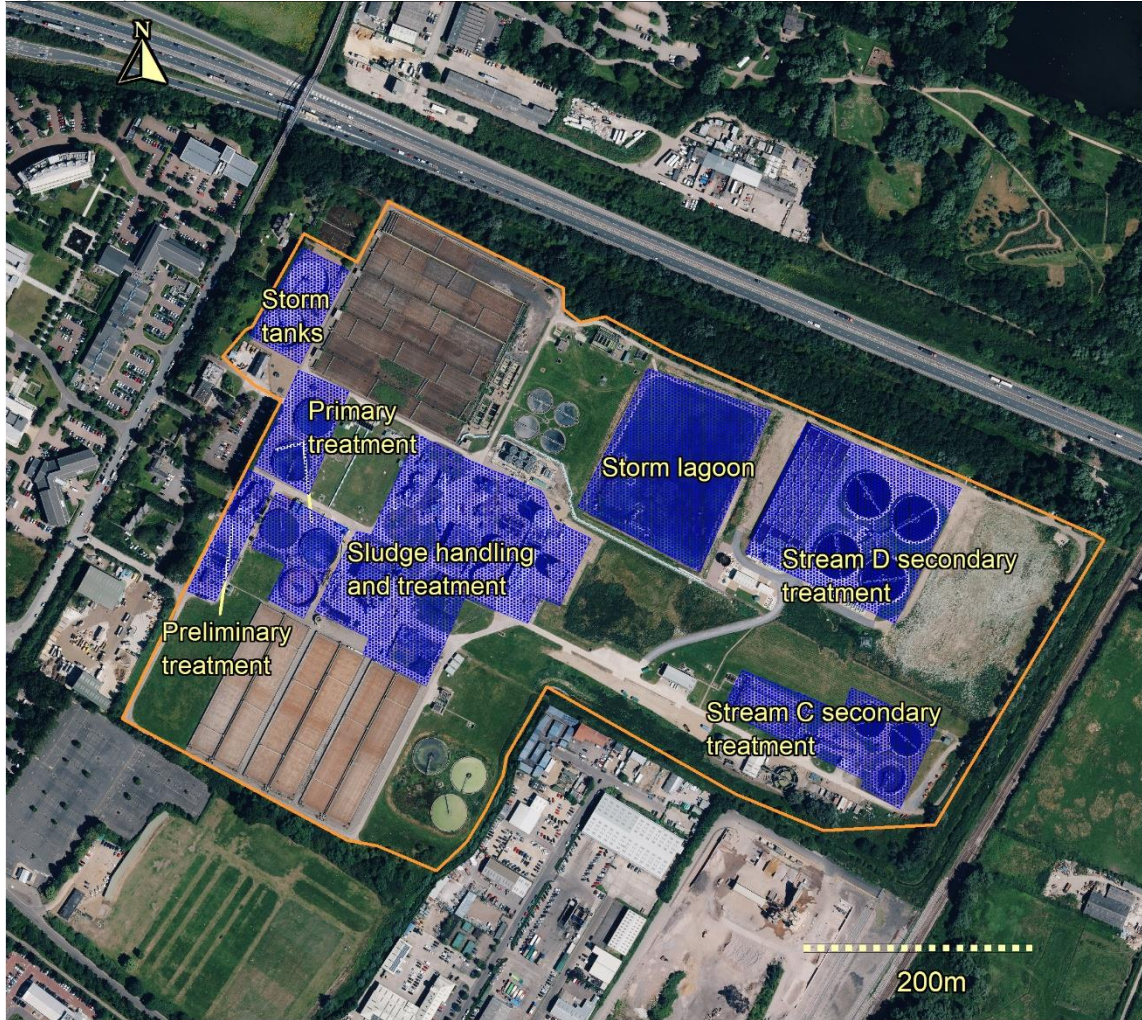
Mixed thickened sludge from the sludge blend tank is processed in the enclosed Monsal plant and then digested in enclosed primary anaerobic digesters with associated gas capture and combustion plant. At the time of the site audit there were a number of operational issues with the normal gas collection system and gas flare and some degree of gas leakage was occurring from the primary digester Whessoe valves. Anglian Water have indicated that these issues are being resolved and the routine release of unburnt biogas will not be anticipated from the site over the long term. Following digestion the sludge is transferred to one of 2 No. open secondary digestion tanks, sections of which are aerated in specific locations to avoid the accumulation of grit and silt, resulting in turbulence in these areas. The second tank is not in use, but contains a quantity of digested sludge. Anglian Water have indicated that the second tank will be cleaned in September 2017 and brought back into operation at some future stage.

Sludge from the secondary digestion tank is transferred via enclosed pipework to a number of centrifuges located in the upper level of the sludge thickening building. Centrate is discharged into the same sump as the GBT liquors. The trailers are typically removed after several days of storage, and in summer four or five trailers are typically stored onsite, and in winter this can increase up to nine. In addition, an emergency bund typically contains a quantity of cake that hasn't been deposited in a trailer.

The layout of the treatment assets at the WRC is shown in Figure 2.



Figure 2: Layout of treatment assets at the WRC



3.4 Overview of complaints

Complaints data provided by Cambridge City Council indicates that between 2005 and 2014 18 No. complaints of odour relating the WRC were received by the Council, from both residential and commercial premises. From completion of the upgrade in 2015 to the present (September 2017), 5 No. complaints of odour have been received. Detailed information regarding the nature of each complaint is not available. For three of the complaints the postcode is provided and these appear to have been received from residential locations. These locations have been plotted on the map below.



Figure 3: Location of odour complaints (2015-present)



4 Identification of odour sources

4.1 Overview of the mechanisms for odour generation from sewage treatment operations.

The generation of odour from the processing of sewage is primarily associated with the release of odorous Volatile Organic Compounds (VOCs) that are generated as a result of the anaerobic breakdown of organic matter by micro-organisms. Anaerobic breakdown starts within the human bowel and may continue within the sewerage network and treatment works if conditions (i.e. a lack of oxygen) allow.

The key objectives of the sewage treatment process are to remove solid organic matter which is responsible for the generation of the majority of sewage odours and to provide treatment to remove any residual contaminants from the wastewater so that it can be returned back into the environment.

Since the main source of odour and VOCs is the solid organic matter, the most intense and offensive odours tend to be generated from the operations involving the handling of sludge i.e. the processes applied to dewater and store raw sludge. These processes are generally considered to present the greatest risk of odour impact offsite, unless adequate controls are put in place. Depending upon the quality of the sewage presented to the works, the aspects of the treatment process involved in the handling of raw sewage (e.g. preliminary and primary treatment stages) may also generate substantial levels of offensive odours.

Odours generated from the sewage treatment processes downstream of the primary sludge removal stage (e.g. the activated sludge processes and final settlement) present a significantly reduced risk of odour impact. This is due to the fact that the majority of odorous biogenic material has been removed from the flow at this point, and the treatment processes applied to remove any remaining contaminants in the sewage are aerobic which inhibits the formation of the majority of the reduced sulphur compounds which are responsible for offensive sewage odours.

The rate of odour release from sewage and sludge sources is influenced by the temperature of the material and the surface area exposed to the atmosphere. As a result, odorous emissions from sewage treatment operations tend to be highest during the summer months. Furthermore, activities that lead to increase in the surface area of odorous material exposed to the atmosphere (e.g. due to turbulence generated by sewage handling processes and agitation of sludge) will inevitably lead to an increase in the magnitude of odour released.

4.2 Identification of sources of odour emission

A range of odour sources were identified at the WRC. These sources are summarised below.

Table 2: Identification of odour sources for the WRC

Stage of treatment	Source	Nature of odorous material/level of enclosure	Frequency and duration of release
Preliminary Treatment	Inlet works chambers, detritor and channels	Raw sewage / open	Continuous
	Screenings plant and skips	Screenings / enclosed and open	Continuous
	Grit skips and dewatering plant	Grit storage / open	Continuous
	Works return channel	Works returns (dewatering liquors, site drainage)	Continuous
Storm water	Storm weirs and tanks	Raw sewage (storm water) / open	Intermittent (1 day per month in summer, 2 days per month winter)



	Storm lagoon	Raw sewage (storm water) and sediment / open	Intermittent (very infrequent, typically 1 to 2 weeks per year)
Primary Treatment	Distribution chambers	Raw sewage / open	Continuous
	Primary settlement tanks	Raw sewage / open	Continuous
	Settled sewage distribution chambers	Raw sewage / open	Continuous
Secondary Treatment	Distribution/mixing chambers	Settled sewage and return activated sludge / open	Continuous
	Activated sludge plant - anoxic and aerobic sections	Mixed liquors / open	Continuous
Sludge treatment and handling	Sludge buffer tank OCU	Treated odours - stack emissions	Continuous
	Imported sludge strain press skip	Sludge screenings / open skip	Continuous
	Imported sludge tank OCU	Treated odours - stack emissions	Continuous
	Raw sludge gravity belt thickeners	Enclosed thickeners with vented emissions	Continuous
	Raw sludge thickening building	Fugitive emissions from building	Continuous
	Sludge liquors sump	Raw & digested sludge liquors / open chamber	Continuous
	SAS thickening building	Enclosed belts with vented emissions	Intermittent (10 hours per day)
	SAS holding tank	SAS / open tank	Continuous
	SAS buffer & sludge blend tank OCU	Treated odours - stack emissions	Continuous
	Secondary digestion tanks	Digested sludge / open tanks	Continuous
	Sludge cake	Digested sludge cake / open bay and trailers	Continuous



5 Odour survey results

5.1 Olfactometry and hydrogen sulphide measurement results

The results of Odournet's 2017 odour survey are summarised in the tables below and presented in full in Annex B, along with a record of the operational conditions at the works at the time of sampling.

Table 3: Olfactometry and H₂S measurements from open sources

Source	Date of Sampling	Geomean emission rate [ouE/m ² /s]	H ₂ S emission rate [ug/m ² /s]
Detritor (morning)	22.08.2017	22.2	5.664
Detritor (afternoon)	24.08.2017	23.4	1.680
Works return chamber	22.08.2017	26.8	1.338
PST #1	22.08.2017	3.9	0.654
PST #5	23.08.2017	1.1	0.134
Settled sewage chamber	23.08.2017	8.0	0.539
Stream D Anoxic zone	23.08.2017	22.4	0.414
Stream D Aerobic zone	23.08.2017	0.2*	<LLOD
Stream C Anoxic zone	23.08.2017	0.5	<LLOD
Stream C Aerobic zone	23.08.2017	0.2*	<LLOD
Secondary digestion tank (in use)	24.08.2017	5.7	3.342
Secondary digester (disused)	24.08.2017	0.6	5.739
Fresh sludge cake	24.08.2017	5.7	4.475
Digested sludge centrate sump	24.08.2017	2.4	0.677

*Estimated result as some sample results fell below the lower limit of detection of the analysis technique

Table 4: Olfactometry and H₂S measurements from volume sources

Source	Date of sampling	Geomean odour concentration [ouE/m ³]	H ₂ S conc. [ppm]	Flow rate (m ² /s)	Odour emission rate (ouE/s)
SAS buffer & sludge blend tank OCU	22.08.2017	31	<LLOD	0.03	1
Raw sludge thickening building	22.08.2017	231	<LLOD	n/a	n/a
Imported raw sludge holding tank OCU outlet	24.08.2017	2831	<LLOD	0.02	50
Raw sludge gravity belt outlet stack	22.08.2017	47557	10.7	0.36	19023

The raw sludge buffer tank OCU was not operating at the time of the 2017 odour survey. Anglian Water have indicated that the performance of this unit is likely to be broadly comparable to the performance of the OCU which serves the sludge blend and SAS buffer tanks.

5.2 Hedonic tone analysis results

Table 5: Hedonic tone analysis results

Source	Date of sampling	Concentration at which odours were perceived as 'mildly offensive' [ouE/m ³]
Detritor	22.08.2017	2.1
Stream D anoxic zone*	23.08.2017	1.8



Imported raw sludge holding tank OCU outlet	24.08.2017	2.0
Secondary digestion tank	24.08.2017	2.1

*due to the low concentration of the sample collected from the stream D aerobic zone, hedonic tone analysis could not be undertaken.

5.3 Discussion

Review of the odour measurement results presented above prompts the following observations:

- The odour emission rates measured from the influent in the detritor at the WRC are indicative of a moderately odorous influent. The comparability of the measured emission rates from the morning of the first day of sampling and the afternoon of the third day indicate a relatively consistent influent emission rate. The hydrogen sulphide emission rates do not indicate a substantial problem of septicity within the sewage received at the works at the time of sampling.
- The measurements of the odour emission rate from the works return chamber confirm that the material which is returned to the works for treatment is also moderately odorous.
- In comparison the emission rates of odour and hydrogen sulphide from the primary settlement tanks (PSTs) are low and are indicative of well operated tanks. The maintenance of the sludge blankets in the tanks at minimal levels is likely to result in the minimisation of odour generation within the tanks.
- The odour emission rates measured from the secondary treatment plant (filter beds, humus tanks and activated sludge plant) were all low and indicative of a well treated sewage, with the exception of the D stream anoxic zone. The measured emission rate at this location is higher than would typically be expected, and the reason for this is unknown.
- Review of the emission rates from the secondary digestion tanks indicates that the retained digested sludge within the disused tank is not a particularly odorous material. The sludge within the tank that is in use is more odorous, and measurements of the ammonia concentration of the collected samples indicates that this is likely to be a key component of the odours released. The same is the case for the sludge cake.
- At the time of sampling the sludge liquors sump was unlikely to have contained liquors due to the temporary suspension of the use of the thickening plant. On this basis the emission rate measured from this location is unlikely to be representative of the long term emissions.
- The odour concentration of the treated air from the SAS buffer & sludge blend tank OCU is very low, and indicates that the unit is likely to be providing a high level of treatment.
- The odour concentration of the treated air from the imported raw sludge holding tank OCU is substantially higher and indicates that the unit is unlikely to be performing as well. However due to the low flow rate of air through this OCU the resulting odour emission is small. The untreated air extracted from the raw sludge gravity belt thickeners is extremely odorous.
- Review of the results of the hedonic tone analysis indicates that the odour panel found the offensiveness of the odours from the various areas of the works to be broadly comparable.



6 Estimation of odour emissions

6.1 Assumptions applied to estimate odour emissions

The assumptions applied to estimate odour emissions from the works for the current operational conditions are presented below. This reflects the current operational conditions at the works, but assuming that the biogas leakage has been resolved and both of the secondary sludge digestion tanks are brought into use (indicated by Anglian Water to be the long term plan).

- The odour emission rates for open odour sources for summer conditions were calculated by multiplying the plan area of the treatment process by the area odour emission rates defined in the table below.

Table 6: Estimated summer odour emission rates applied for current operational conditions

Stage of treatment	Source	Estimated odour emission rate (ouE/m ² /s)	Turbulence factor	Note
Preliminary Treatment	Inlet works chamber, screens detritor and channels	23	1 - 6	Measured
	Screenings skips	35	1	Estimated (reference data)
	Grit skips and dewatering plant	25	1	Estimated (reference data)
	Works return channel	27	1	Measured
Storm water	Storm weirs and tanks	8	1-6	Measured influent emission rate divided by 3 (3xDWF)
Primary Treatment	Distribution chambers	23	1-3	Measured (influent)
	Primary settlement tanks	2.1	1-3 (weirs)	Measured
	Settled sewage distribution chamber	8	1-6	Measured
Secondary Treatment	Distribution/mixing chambers	5	1-20	Estimated based on SS distribution measurement and estimate of RAS
	Stream D anoxic zone	22	1	Measured
	Stream D aerobic zone	0.2	1	Measured
	Stream C anoxic zone	0.5	1	Measured
	Stream C aerobic zone	0.2	1	Measured
	Outlet channels	0.2	1-20	Estimated based on aerobic zone measurements
Sludge treatment and handling	Imported sludge strain press skip	50	1	Estimated (reference data)
	Sludge liquors sump	350	3	Estimated (reference data)
	SAS holding tank	4	1	Estimated (reference data)
	Secondary digestion tank	6	1-6	Measured
	Sludge cake	6	1	Measured

- The emission rate of odour from all aspects of the works involved in handling raw liquid sewage (e.g. the preliminary and primary treatment) were reduced by a factor of 5 during autumn/winter to reflect the reduction in emissions due to lower sewage/ambient temperature and dilution effects of rainwater. Emissions from aspects of the operations including the secondary treatment stage, sludge handling, screenings handling and storage were assumed to remain relatively constant during summer and winter conditions.



- For turbulent sources, a multiplier was applied to the emission rate to reflect the elevation in emissions that occurs due to the increase in surface area exposed to the atmosphere. The following turbulence factors were used which are based on Odournet's broader experience in the wastewater sector and the findings of research:

Table 7: Turbulence factors

Level of turbulence	Turbulence multiplier
Low	3
Medium	6
High	12
Extreme	20

- The emission rates applied for volume and point sources were also based on the results of Odournet's 2017 measurement survey, and where relevant, reference data obtained by Odournet from comparable sources at UK sewage treatment works using accredited odour sampling and analysis techniques. For the raw sludge buffer tank OCU, the flow rates and odour emission rate were estimated based on the results of the testing of the SAS buffer and sludge blend tank OCU.

Table 8: Estimated emission rates for point and volume sources

Stage of treatment	Source	Estimated flow rate (m ³ /s)	Estimated odour emission rate (OU _E /s)	Note
Sludge treatment and handling	Raw sludge buffer tank OCU	0.03	1	Assumed to be the same as SAS buffer & sludge blend tank OCU
	Imported sludge OCU	0.02	50	Measured
	SAS buffer & sludge blend tank OCU	0.03	1	Measured
	SAS thickening belt vent	0.4	250	Estimated (reference data)
	Raw sludge thickening building	0.625	144	Estimate based on measured odour concentration and estimated 3 building air changes per hour
	Raw sludge gravity belt thickener vents	0.4	19023	Measured

- It is assumed that at any given time three of the bellmouths at the head of the elevated inlet works are discharging.
- It is assumed that 2 No. screenings skips, 1 No. grit skip and 1 No. sludge strainpress skip are in use.
- It is assumed that the 2 No. circular storm tanks are in use for 2 No. days per month in winter and 1 No. day per month in summer. The emission rate from the storm water has been estimated as a third of the influent emission rate, to account for the fact the storm flows are directed to the tanks at 3x dry weather flow. It is assumed that the cleaning systems within the tanks are effective and that no odorous sediment is retained in the tanks after emptying.
- It is assumed that 4 No. PSTs are in use during summer, and 5 No. PSTs are in use in winter.
- It is assumed that one of the raw sludge gravity belt thickeners is in operation 24 hours per day.
- It is assumed that one of the SAS belts is in operation for 10 No. hours per day.



- It is assumed that both of the secondary digestion tanks are in use, and that each is fitted with an aeration system which constantly aerates approximately 10% of the surface.
- It is assumed that 5 No. sludge cake trailers were in place in summer, and 9 No. trailers were present in winter.
- Emissions from the filling of the storm lagoon (which typically only happens once per year) were not included in the model.

6.2 Breakdown of estimated emissions

A breakdown of the summer odour emissions generated from each aspect of the sewage treatment process is presented in Table 9 below. The emission rates presented in the table have been adjusted to reflect the frequency of occurrence of each odour source and are 'time-weighted'.

Table 9: Summer time weighted emissions from each aspect of the treatment process

Stage of treatment	Source	Odour emission rate [ou _E /s]	% of total emissions
Preliminary treatment	Inlet works screens, detritor & channels	13283	18.2%
	Screenings skips	315	0.4%
	Grit skips and dewatering plant	190	0.3%
	Works return channel	398	0.5%
Storm water	Storm weirs and tanks	557	0.8%
Primary treatment	Distribution chambers	2235	3.1%
	Primary settlement tanks	7271	10.0%
	Settled sewage	1744	2.4%
Secondary treatment	Distribution/mixing chambers	1435	2.0%
	Activated sludge plant - anoxic zones	13705	18.8%
	Activated sludge plant - aerobic zones	1264	1.7%
Sludge treatment and handling	Sludge buffer tank OCU	1	0.0%
	Imported sludge strain press skip	225	0.3%
	Imported sludge tank OCU	50	0.1%
	Raw sludge gravity belt thickener vent	19023	26.1%
	Raw sludge thickening building	144	0.2%
	Sludge liquors sump	350	0.5%
	SAS thickening vent	104	0.1%
	SAS holding tank	278	0.4%
	SAS buffer & sludge blend tank OCU	1	0.0%
	Secondary digestion tanks	9855	13.5%
	Sludge cake	416	0.6%
TOTAL		72843	100

Based on a review of the above table, the total time weighted summer odour emission from the works is approximately 73,000 ou_E/s. Of these emissions approximately 20% are generated by the preliminary treatment stage, 1% from storm water handling, 15% by the primary treatment stage, 22% by the secondary treatment stage and 42% from the sludge handling and treatment operations.

Within the preliminary treatment area, the handling and treatment of odorous raw sewage results in this area contributing approximately one fifth of the total emissions from the WRC.



Storm water handling emissions account for a very small percentage of site emissions due to fact that the storm tanks are used relatively infrequently, and also due to the cleaning systems which prevent the retention of sediment in the base of the tanks after emptying.

For the primary treatment stage, the majority of emissions (10%) are released from the surface of the primary settlement tanks which have a relatively large surface area.

For the secondary treatment stage, the elevated odour emission rate measured from the anoxic zones of the D stream activated sludge plant means that they account for almost 19% of the total emissions from the WRC as a whole. Despite the large surface area of the aerobic stages of the secondary treatment plant, the low odour emission rate from the partially treated sewage means that emissions from this area only account for approximately 1% of overall emissions.

The high contribution of the sludge treatment and handling operations is due primarily to two key odour sources; the vent which emits odours from the raw sludge gravity belt thickener and the open secondary digestion tanks. The large contribution of the raw sludge belt thickener (26% of total emissions) is due to the very high odour concentration of the air extracted and vented to atmosphere untreated. For the secondary digestion tanks the 14% contribution to total emissions results primarily from the large surface area of the tanks and the areas of turbulence caused by the aeration mixing.



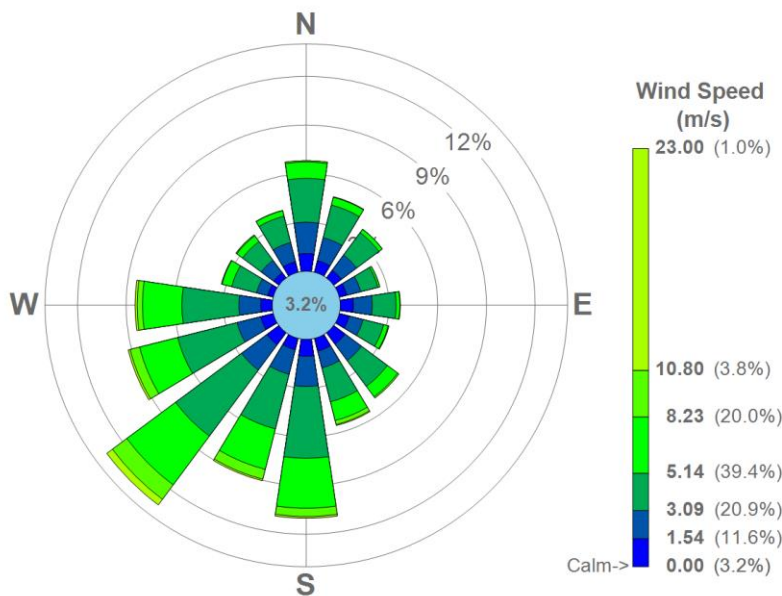
7 Odour impact assessment

7.1 Dispersion modelling assumptions

The assumptions applied for the dispersion model were as follows:

- The meteorological data used by the model to simulate the dispersion and dilution effects generated by the atmosphere has been selected with reference to the AERMOD Implementation Guide⁷, which advises that the most representative meteorological dataset should be utilised (this will be influenced by both proximity to the study site and the representativeness of the surface characteristics of the meteorological station in comparison to the study site).
- Sequential hourly average meteorological data was obtained from the recording station located at Cambridge Airport for the years 2012 to 2016, with missing data imported from RAF Mildenhall. Cambridge Airport is located approximately 3km to the south of the WRC and is located in an area of broadly comparable landuse (semi rural/urban area located on the eastern edge of the city of Cambridge). The meteorological data was adjusted to reflect the surface characteristics of the study site in accordance with the guidelines in the AERMOD Implementation Guide. The windrose for the meteorological data utilised in the study is presented below.

Figure 4: Windrose for Cambridge Airport (with missing data imported from RAF Mildenhall) for 2012 to 2016



- Data describing the topography of the area surrounding the works was obtained from Ordnance Survey in Landform Panorama™ format.
- The model was run assuming rural dispersion characteristics, as defined in the AERMOD implementation guide
- Buildings and structures in the vicinity of the odour control units were included in the model.
- A 2.7km by 3.2 km uniform Cartesian receptor grid was defined for the study area. The model was run using a receptor point spacing of 100 m for all years. The model for the ‘worst case’

⁷ AERMOD Implementation Guide, Published by the US EPA, Revised August 2015



year was also rerun using a spacing of 40 m, and this is presented in Annex C. Receptor heights of 1.5m were assumed.

- The model only considers normal operational occurrences. Short term events such as plant breakdown, maintenance and repair could potentially impact considerably on the odorous emissions from time to time. Such short term variations have not been considered within the model.
- The model reflects the current operational conditions, with the exception that the both secondary digestion tanks are assumed to be in use and the issues with gas collection are assumed to have been addressed. From discussions with Anglian Water it is understood that there are currently no other planned changes to the works operations that are likely to substantially change odour emissions and that this reflects the likely foreseeable long term operation of the WRC.

7.2 Dispersion modelling results

Current practice for odour assessment for planning is for the model to be run using five individual meteorological years, and for the assessment conclusions to be based on the results of the worst case year. In this case the worst case year is likely to be 2013, although this is dependent on which specific offsite location is being assessed. The model output for 2013 (100 m receptor grid spacing) is presented in Figure 5 below. The model outputs for all years modelled (including the 2013 model output with a 40 m receptor grid spacing) are presented in Annex C so that the variation in predicted odour exposure levels can be understood. The figures present isopleths defining the area where predicted odour exposure levels will exceed $C_{98, 1\text{-hour}} = 3, 5, 6$ and $10 \text{ ou}_E/\text{m}^3$.

Figure 5: Current operational conditions model output - 2013 (100m receptor grid spacing)



7.3 Discussion of model output:

Review of the model output presented above indicates that under the likely foreseeable long term operations at the WRC, predicted odour exposure levels in the area immediately surrounding the works exceed the $C_{98, 1\text{-hour}} = 3, 5$ and $6 \text{ ou}_E/\text{m}^3$ criteria discussed in section 2.3. On this basis any residential developments in these areas are likely to be at risk of odour impact. For any commercial or industrial developments in these areas, the degree to which odour impact is likely to occur is less clear for the reasons discussed in section 2.3.

Clearly if the operations at the works vary substantially going forwards in comparison to those assumed for the model then the risk of odour impact will vary.

Review of the model output indicates that the predicted exposure levels at the 3 No. residential locations from which odour complaints were received range fall below the $C_{98, 1\text{-hour}} = 3 \text{ ou}_E/\text{m}^3$ exposure level. However the absence of detailed complaint information means that it is unclear whether these complaints resulted from 'normal' odour emissions from the works or abnormal emissions, such as those associated with the gas collection system problems. Overall the value of the complaint data in assessing the foreseeable level of odour impact risk is limited.

It should be noted when reviewing the model output that the odour emissions associated with the use of the storm overflow lagoon are not included within the model. As described in section 3.2 the lagoon is typically only used approximately once per year with the resulting sediment causing a notable odour in the immediate area for between 10 and 14 days. On this basis it is considered likely that any receptors located in close proximity to the lagoon would experience elevated odours and increased risk of annoyance during these times. This could be confirmed by undertaking sniff testing in the area at a time when the lagoon contains odorous material.



8 Summary of findings

The key findings of the study are summarised as follows:

1. The odour survey identified a range of odour sources at the WRC under the current operational conditions. These sources include the raw sewage reception and screenings/grit removal plant, the stormwater storage tanks, the primary settlement tanks, the anoxic and aerobic secondary treatment plant, and the sludge handling and storage operations.
2. The estimated time weighted summer odour emissions from the WRC are approximately 73,000 ou_E/s . Of these emissions approximately 20% are generated by the preliminary treatment stage, 1% from storm water handling, 15% by the primary treatment stage, 22% by the secondary treatment stage and 42% from the sludge handling and treatment operations.
3. The largest individual contributors to the total site emissions are the emissions from the raw sludge belt thickening plant, the secondary sludge digestion tanks, the D stream anoxic plant and the primary settlement tanks.
4. The results of dispersion modelling which was undertaken to assess the level of odour impact risk under the foreseeable long term operational conditions at the works (current operations plus both secondary digestion tanks assumed to be in use and gas collection issues addressed) indicate that odour exposure levels in the area immediately surrounding the works exceed the $C_{98, 1\text{-hour}} = 3, 5$ and $6 \text{ ou}_E/\text{m}^3$ odour impact criteria discussed in section 2.3 of this report. On this basis any residential developments in these areas are likely to be at risk of odour impact. For any commercial or industrial developments in these areas, the degree to which odour impact is likely to occur is less clear for the reasons discussed within this report.
5. The likely increase in exposure to odours that would be experienced periodically in the vicinity of the storm overflow lagoon should be considered if the suitability of this land for development is to be reviewed.



Annex A Odour sampling and analysis techniques

A.1 Collection of odour samples from sources with no measurable flow

Collection of samples from area sources where there is no measurable flow such as open liquid tanks or channels and piles of sludge cake was conducted using a ventilated canopy known as a 'Lindvall hood'. The canopy was placed on the odorous material and ventilated at a known rate with clean odourless air. A sample of odour was collected from the outlet port of the hood using the 'Lung' principle as described above.

The rate of air blown into the hood was monitored for each sample and used to calculate a specific odour emission rate per unit area per second (E_{sp}) as follows:

$$E_{sp} (\text{ouE}/\text{m}^2/\text{s}) = C_{\text{hood}} \times L \times V$$

Where:

C_{hood} is the concentration result from the laboratory analysis.

V is the flow presented to the hood.

L is the flow path cross section of the hood (m^2)

Covered area (m^2)

A.2 Collection of odour samples from odour control plant and buildings

Collection of samples from vents and odour control plant stacks vents were conducted using the 'Lung' principle. A 60 l Nalophan sample bag was placed in a rigid container and connected to the sample location using a PTFE sample line. Air was withdrawn from this container using a pump which caused a sample of the odorous air to be drawn through the line into the bag.

If necessary, samples were pre-diluted with nitrogen at the point of collection to prevent condensation from forming in the sampling lines and odour bag, which may influence the odour concentration prior to analysis.

For samples undertaken from vents or odour control plant stacks, the temperature and velocity of the airflow at each point was also determined using suitable monitoring techniques.

The emission rate of odour was then calculated by multiplying the measured odour concentration by the volume flow rate (m^3/s) as measured in the duct.

For samples collected from within buildings, the lung principle was applied to collect the sample, and the volume escape rate of building air estimated to enable an estimation of the emission rate of odour from the building to be made.

A.3 Measurement of odour concentration using olfactometry

Odour measurement is aimed at characterising environmental odours, relevant to human beings. As no methods exist at present that simulates and predict the responses of our sense of smell satisfactorily, the human nose is the most suitable 'sensor'. Objective methods have been developed to establish odour concentration, using human assessors. A British standard applies to odour concentration measurement:

- BSEN 13725:2003, *Air quality - Determination of odour concentration by dynamic olfactometry.*

The odour concentration of a gaseous sample of odorants is determined by presenting a panel of selected and screened human subjects with that sample, in varying dilutions with neutral gas, in order to determine the dilution factor at the 50% detection threshold (D_{50}). The odour concentration of the



examined sample is then expressed as multiples of one European Odour Unit per cubic meter [ou_E/m^3] at standard conditions.



Annex B Odour and H₂S measurement results

B.1 Odour and H₂S measurement results from 2017 survey

Table 10 Odour emission measurements for open sources

Source	Date of Sampling	Area odour emission rate [ou _E /m ² /s]			
		Geomean	Sample 1	Sample 2	Sample 3
Detritor (morning)	22.08.2017	22.2	36.4	13.4	22.3
Detritor (afternoon)	24.08.2017	23.4	23.2	23.5	23.4
Works return chamber	22.08.2017	26.8	20.0	36.7	26.2
PST #1	22.08.2017	3.9	3.3	4.0	4.6
PST #5	23.08.2017	1.1	1.2	1.2	0.9
Stream D Anoxic zone	23.08.2017	22.4	22.2	20.4	24.9
Stream D Aerobic zone	23.08.2017	0.2*	0.2*	0.2*	0.2*
Stream C Anoxic zone	23.08.2017	0.5	0.5	0.6	0.4
Stream C Aerobic zone	23.08.2017	0.2*	0.3	0.2*	0.2*
Settled sewage chamber	23.08.2017	8.0	6.6	6.5	11.8
Secondary digestion tank (in use)	24.08.2017	5.7	12.1	4.9	3.1
Secondary digester (disused)	24.08.2017	0.6	0.9	0.6	0.4
Fresh sludge cake	24.08.2017	5.7	5.1	5.9	6.0
Digested sludge centrate sump	24.08.2017	2.4	1.6	3.6	2.2

*Result is estimated as actual result fell below the Lower limit of detection of the analysis technique

Table 11 Odour concentration measurements for volume sources

Source	Date of sampling	Odour concentration [ou _E /m ³]			
		Geomean	Sample 1	Sample 2	Sample 3
SAS buffer & sludge blend tank OCU	22.08.2017	31	32	30	32
Raw sludge thickening building	22.08.2017	231	277	216	206
Imported raw sludge holding tank OCU outlet	24.08.2017	2831	4012	2779	2036
Gravity belts outlet stack	22.08.2017	47557	48699	45353	48699

B.2 Operational conditions at the time of the odour survey

Date	Incoming flow rate to works (m ³ /day)	PST dip levels	GBTs in operation1	Centrifuges in operation	Rainfall in 3 days prior to survey (mm)
22.08.2017	53049	#1: 3.0m water (<1m sludge)	1 of 2	1	0
23.08.2017	51016	#5: 3.2m water (<0.8m sludge)	1 of 2	1	0
24.08.2017	49943	NA	0 of 2	1	0



Annex C Dispersion model outputs

Figure 6: Current operational conditions model output - 2012 Met data (100m receptor grid spacing)

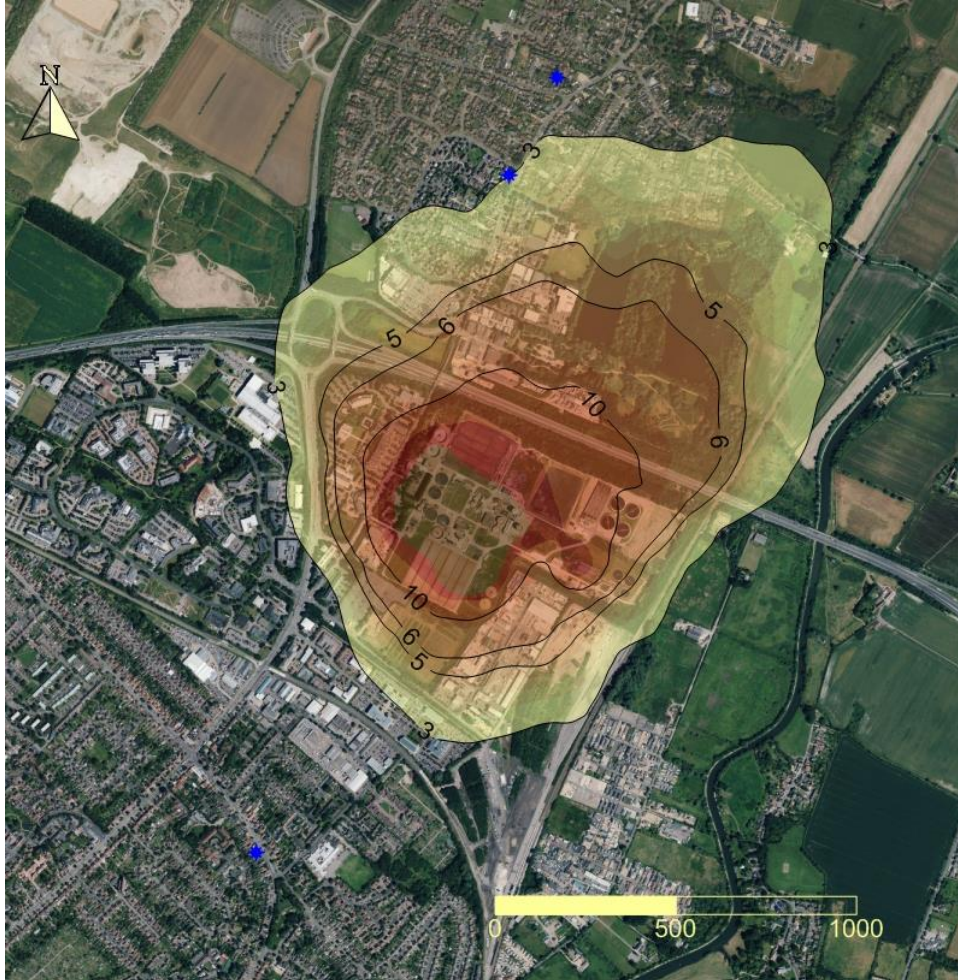


Figure 7: Current operational conditions model output - 2013 Met data (40m receptor grid spacing)

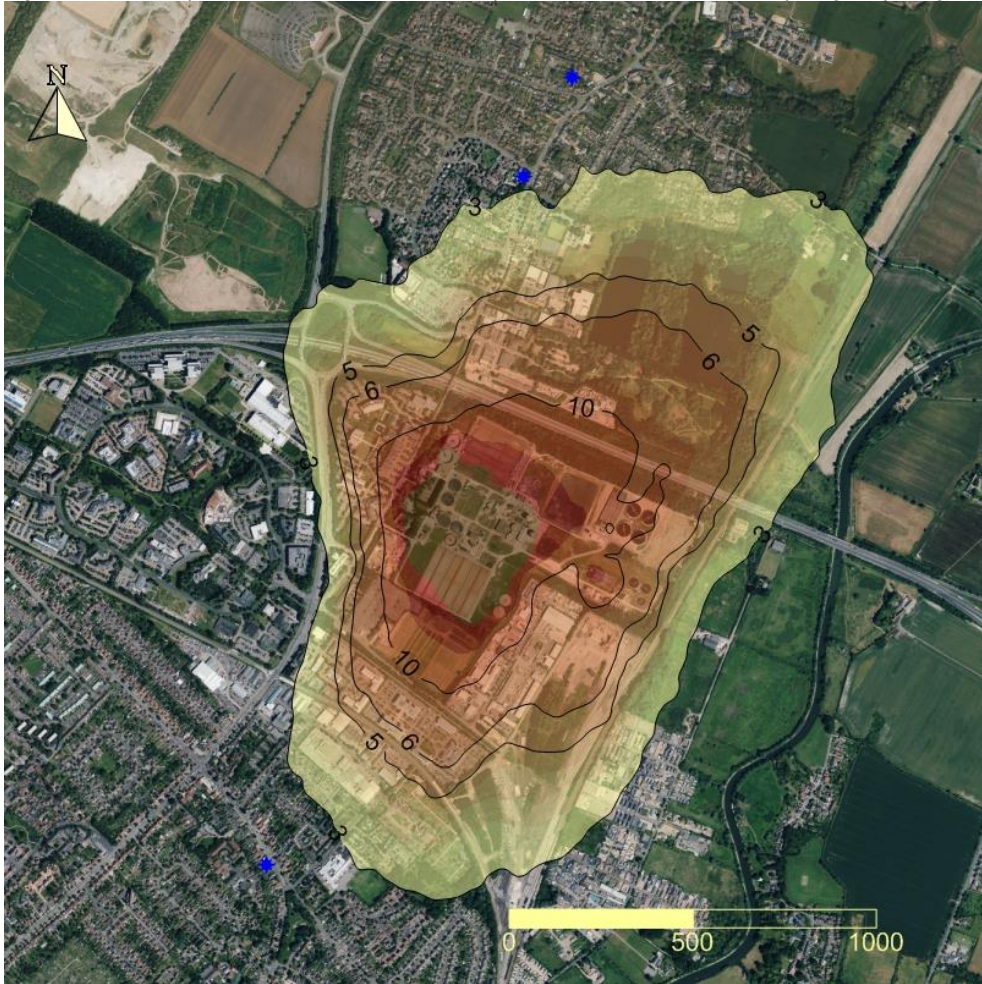


Figure 8: Current operational conditions model output - 2014 Met data (100m receptor grid spacing)

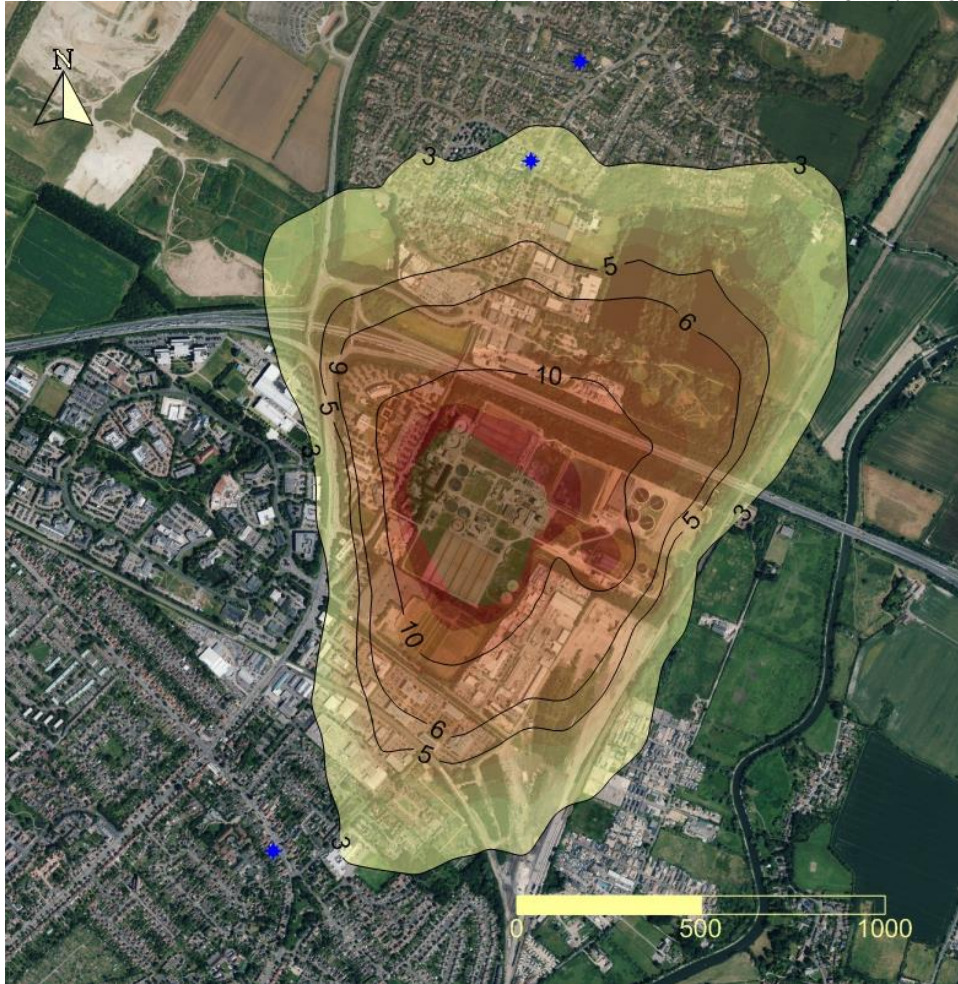


Figure 9: Current operational conditions model output - 2015 Met data (100m receptor grid spacing)

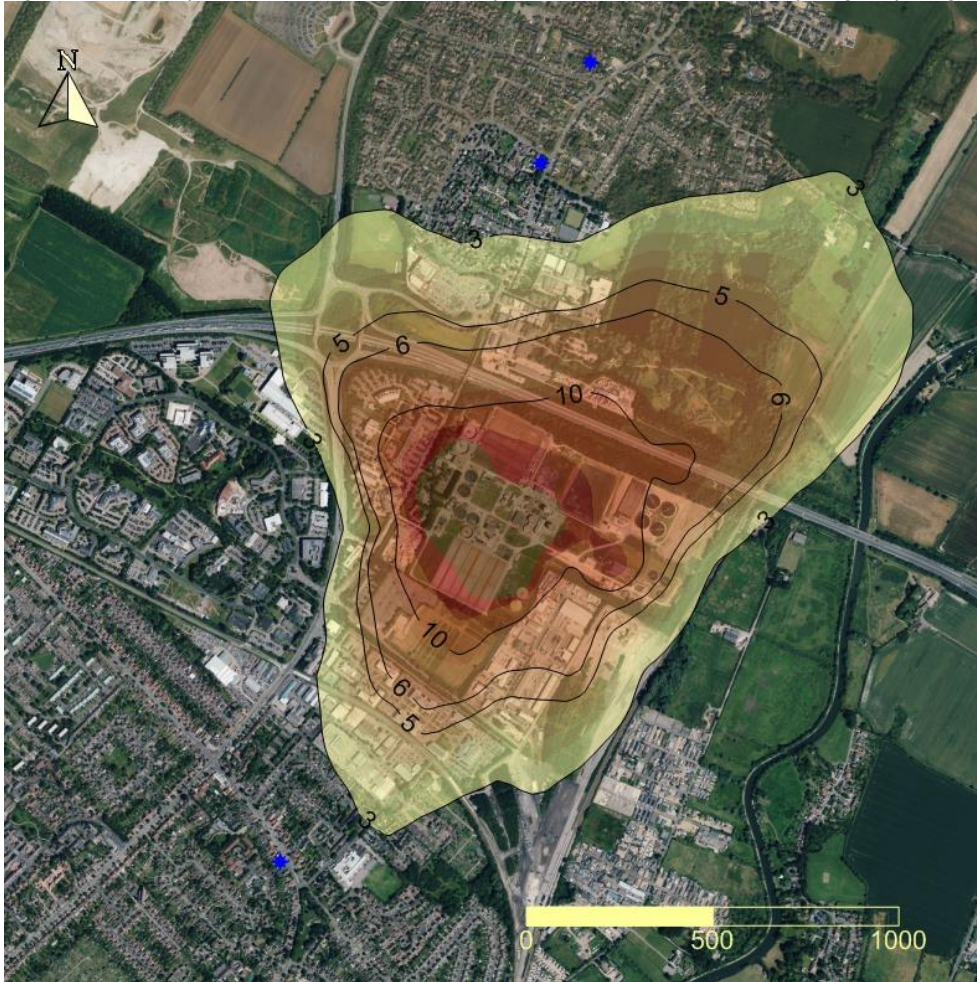
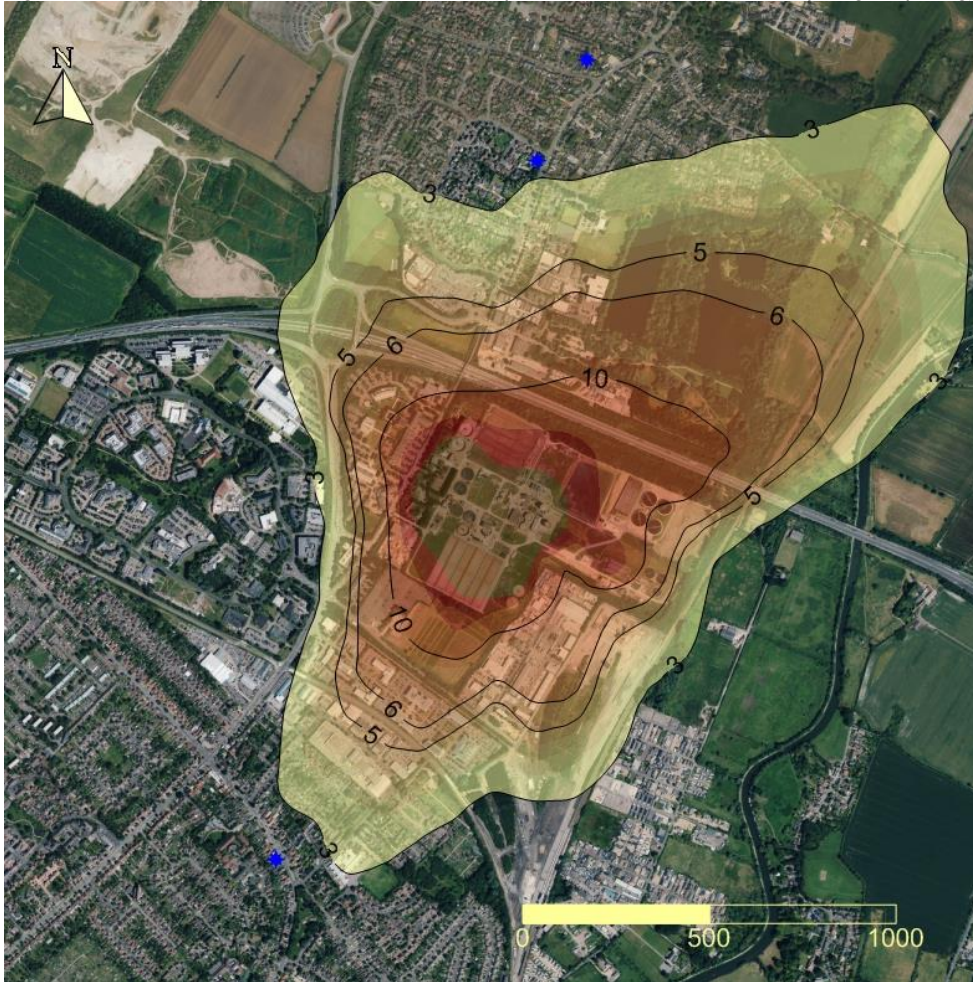


Figure 10: Current operational conditions model output - 2016 Met data (100m receptor grid spacing)



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Technical note on interpretation of ‘Odour Impact Assessment for Cambridge Water Recycling Centre’ (October 2018) as a material consideration in determining Planning Applications in the vicinity of Cambridge Water Recycling Centre

Purpose of this technical note

- 1 This technical note sets out how officers intend to interpret the results of the ‘Odour Impact Assessment for Cambridge Water Recycling Centre’ (October 2018), undertaken for the Councils by Odournet, in consideration of planning applications for development in the vicinity of Cambridge Water Recycling Centre (CWRC). Figure 1 shows the area which is covered by this note (later sections of this technical note explain how this area has been determined).
- 2 The Odournet study will be a material consideration in determining planning applications, alongside all other material planning considerations, for all development (including change of use) which will be regularly occupied or used, but does not apply to householder applications.

Background

- 3 At all water recycling centres (WRCs), sewage can give off odour when it is treated, or moved around during the treatment process. Although it is mainly water, sewage contains polluting materials that produce gases with odorous characteristics that can be detected when released into the air.
- 4 The amount of odour from a WRC and its dispersion depends on a range of factors including what is in the sewage, how long it takes to arrive at the sewage works, how it is treated during various stages, local topography, the direction and strength of the wind and how warm the weather is (sewage can smell more on hot days). Although the CWRC endeavors to use best practical means to minimise odour generation, inherently it is not possible to have absolute control over many of these issues to completely eliminate odours.
- 5 The Councils commissioned consultants Odournet to undertake an odour impact assessment, in order to assess the level and risk of odour impact posed by CWRC in the surrounding area. The results of this assessment will be used as a material consideration by the Councils to help inform future planning decisions in line with the planning policies in the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018).

Planning Policy

- 6 The National Planning Policy Framework (2019) aims to reduce air pollution and provide healthy and acceptable living conditions. Paragraph 127 which is concerned with achieving well-designed places, states that *‘Planning policies and decisions should ensure that developments:... f) create places that are safe, inclusive and accessible and*

which promote health and well-being, with a high standard of amenity for existing and future users’.

- 7 Paragraph 180, states that *‘planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment’.*
- 8 Paragraph 182 is key and states that *‘Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed’.*
- 9 The CWRC falls at the boundary of Cambridge City Council and South Cambridgeshire District Council and so policies in both authorities’ Local Plans are of relevance.
- 10 Policy 36: Air quality, odour and dust of the Cambridge Local Plan (2018) relates to air pollution from all potential sources, including odour. Part b) of the policy states that where the proposed development is a sensitive end-use it will be permitted where it can be demonstrated that there will not be any significant adverse effects from existing poor air quality, sources of odour or other emissions to air. The policy goes on to state that any such impacts on the proposed use should be appropriately monitored and mitigated by the developer. The supporting text says that applicants shall, where reasonable and proportionate, prepare and submit with their application a relevant assessment, taking into account guidance current at the time of the application.
- 11 Policy SC/14 of the South Cambridgeshire District Local Plan deals with odour and other fugitive emissions to air. However, it mainly relates to new development which may generate malodours or emissions to air. The supporting text to the policy recognises that odour from sewage treatment works is an issue that is addressed by the Cambridgeshire and Peterborough Minerals and Waste LDF. Policy HQ/1: Design Principles, seeks to secure high quality design in all new development. Criterion (n) states that proposals must *‘protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust’.*
- 12 Policy 15 of the Cambridge Local Plan and Policy SS/4 of the South Cambridgeshire District Local Plan are identical policies dealing with development in Cambridge Northern Fringe East and Cambridge North railway station. In line with this policy, the Councils are currently preparing a joint Area Action Plan for the site. As part of the development of the AAP, the relocation of CWRC is being considered, however if it is to

remain on the current site the policy states that all proposals should *'demonstrate that environmental and health impacts (including odour) from Cambridge Water Recycling Centre can be acceptably mitigated for occupants'*.

- 13 The Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy (2011) has a policy (CS31) on Waste Water Treatment Works (WWTW) Safeguarding Areas. These Safeguarding Areas assist in safeguarding waste management sites from incompatible development which may prejudice their use, and they extend 400 metres around existing treatment works, with a capacity exceeding 2000 population. This applies to the CWRC (Policy SSP W71 – Cambridge WWTW in the Site Specific Proposals Development Plan Document (2012)) and the Safeguarding Area is defined on the Local Plan Policies Maps for Cambridge and South Cambridgeshire. This Safeguarding Area is also shown in Figure 1 of this technical note. Within the Safeguarding Area Policy CS31 states that there is a presumption against allowing development which would be occupied by people, including new buildings or changes of use of buildings to residential, industrial, commercial, sport and recreation uses. Where new development is proposed within the Safeguarding Areas involving buildings which would normally be occupied, the application must be accompanied by an odour assessment report. The assessment must consider existing odour emissions from the waste water treatment works at different times of the year and in a range of different weather conditions. The policy goes on to say that planning permission will only be granted when it has been demonstrated that the proposed development would not be adversely affected by the continued operation of the existing waste water treatment works. The Waste Planning Authority must be consulted on any planning proposal within a Safeguarding Area, except householder applications or advertisements.

Odournet Report

- 14 The report 'Odour Impact Assessment for Cambridge Water Recycling Centre' (October 2018) was commissioned by Environmental Health Officers at both Councils and produced by Odournet. Environmental Health Officers at the Councils are fully supportive of the approach taken in the Odournet report, which in their view was conducted in accordance with all relevant published UK technical guidance issued by the Institute of Air Quality Management (IAQM), the Environment Agency and DEFRA. It is considered to be a reasonable representation of likely odour emissions from the CWRC site and provides robust predicted odour exposure levels in the area.
- 15 The study involved an odour measurement survey which was conducted at CWRC in summer 2017, targeting each individual odour source. The results of the survey were used alongside operational information for CWRC and odour measurement data collected at other UK sewage treatment works to define site and source specific odour emission estimates for each odour source of the works operations. Atmospheric odour dispersion modelling was then undertaken using the AERMOD computer modelling system in order to assess representative odour exposure levels (impacts) which are likely to occur around the site under the current and likely future long-term operational conditions.

- 16 The results of the odour assessment study are predicted odour exposure contours (of equal odour concentration units - ouE/m³) in the vicinity of CWRC for each individual meteorological year of a 5 year dataset (2012 – 2016). The contours are based on the predicted 98th percentile (C98) value of hourly average odour concentration units (as advised in current UK guidance) and measured in European odour units per cubic metre of air (C98, 1-hour concentrations - ouE/m³). Current practice for odour assessment for planning is to use the worst case year, which was 2013. These odour exposure contours are shown in Figure 5 of the study and repeated in this technical note at Figure 1.

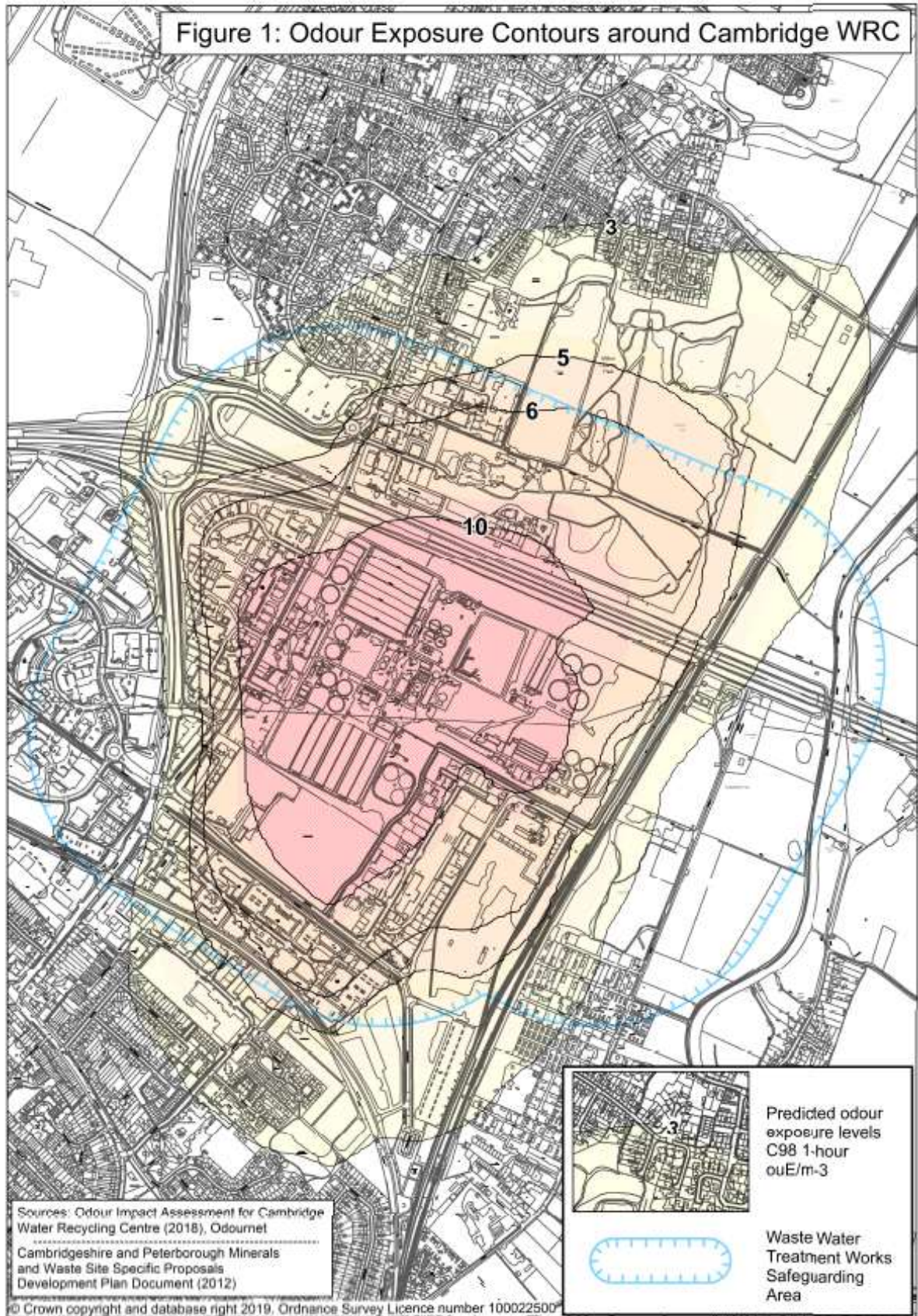
Odour Impact and Annoyance

- 17 Odour annoyance occurs when a person exposed to an odour perceives it as unwanted or objectionable. The perception of the impact of odour and perceived odour annoyance involves not just the strength of the odour but also its **F**requency, **I**ntensity, **D**uration and **O**ffensiveness (the unpleasantness at a particular intensity) and the **L**ocation of the receptors (both indoor and outdoor). These attributes are known collectively as the FIDOL factors and are explained further in the Technical Appendix - Table 2: Description of the FIDOL factors.
- 18 The risk of annoyance from odour is also highly dependent upon how sensitive the use is. The IAQM Odour Planning Guidance 2018 sets out a table of receptor sensitivity to odours based upon the level of expected amenity and the length of time users would be exposed to odour (see Table 4: Receptor Sensitivity to Odours in the Technical Appendix 1 of this technical note). Uses such as residential, hospitals, schools are classified as high sensitivity because users would expect enjoyment of a high level of amenity and would be present for extended periods of time. Places of work and retail premises are classified as medium sensitivity and industrial and farm use, roads / footpaths are low sensitivity.
- 19 Section 2.3 of the Odournet study discusses at length the various odour criteria used in the UK which identify when an odour annoyance is likely to occur. It refers to the different acceptability criteria used in the UK by industry, regulators, relevant case law, Planning Inspectorate appeal decisions and consultant experience to determine the potential significance of odour effects.
- 20 The report states that there is no definitive precedent as to which criterion is suitable for either residential or non-residential premises. The majority of the guidance and legal/planning cases relating to odour focus on the risk of impact at residential premises which are considered as high sensitivity receptors. The report goes on to say that 'ultimately the decision on which criteria to apply is for the Council based on their risk appetite'.
- 21 Further discussion about the significance of odour impact / effect and annoyance and how this technical note has been developed is set out in Technical Appendix 1.

Odour Exposure Level Acceptability Criterion for Planning Applications

- 22 After careful consideration by Environmental Health and Planning Officers at both Councils, taking into account the Odournet study and relevant guidance and case law reported in the study, the Councils' position is set out below.
- 23 Figure 1 shows the modelled worst case year (2013) from the Odournet Study and the odour exposure contours for 3, 5, 6 and 10 odour units (C98 1-hour ouE/m³). It also shows the WWTW Safeguarding Area from the Minerals and Waste Site Specific Proposals Development Plan Document (2012).
- 24 If an application falls within any of the odour exposure contours, consideration should be given to Table 1 of this technical note, taking into account which contour the site falls within.
- 25 If an application falls within the WWTW Safeguarding Area, consideration must be given to Policy CS31, of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Core Strategy (2011).
- 26 There will be some circumstances where an application falls in either the odour exposure contours or the WWTW Safeguarding Area, however there will also be cases where an application may fall within both. Later sections of this technical note set out what should be submitted alongside planning applications falling within the different areas and the need for pre-application discussions.

Figure 1: Odour Exposure Contours around Cambridge WRC



- 28 Table 1 below sets out the types of use which would be suitable in principle in each odour exposure contour. Where the table refers to ‘new’ uses this includes both new build and change of use.
- 29 Policy 36 of the Cambridge Local Plan states that where there may be significant impacts to proposed development from existing sources of odour, these should be appropriately mitigated. Suitable mitigation would also be required by Policy HQ/1 of the South Cambridgeshire Local Plan to protect the health and amenity of occupiers of new development. Table 1 sets out where mitigation may be possible and the types of mitigation that would be acceptable. However, even with mitigation some development may still be unsuitable, for example if it would result in poor living conditions for occupiers.

Table 1: Acceptability of development within different odour exposure contours in the vicinity of CWRC

Odour Exposure Contour (C98,ouE/m3)	Types of development that are <u>unlikely</u> to be suitable even with mitigation	Types of development that <u>may</u> be suitable	Types of uses that are <u>likely</u> to be suitable
3 to <5	<p>High Sensitivity Receptors</p> <p>NEW high sensitivity receptors including residential, hospitals, school/educational uses and tourist/cultural uses (includes all uses in Use Classes C & D apart from outdoor playing/recreation fields).</p>	<p>High Sensitivity Receptors</p> <p>Extension / expansion of ESTABLISHED EXISTING residential, hospitals, school/educational uses and tourist/cultural uses (C & D planning use classes). This does not cover householder applications. Consideration may need to be given to possible mitigation.</p>	<p>Medium Sensitivity Receptors</p> <p>NEW and extension / expansion of ESTABLISHED EXISTING B1 (a) offices and (b) research and development, commercial / retail premises (A classes) and playing / recreation fields</p> <p>Low Sensitivity Receptors</p> <p>NEW and extension / expansion of ESTABLISHED EXISTING Low sensitivity receptors including industrial uses (B1(c), B2), storage and distribution (B8), farms,</p>

Odour Exposure Contour (C98,ouE/m3)	Types of development that are <u>unlikely</u> to be suitable even with mitigation	Types of development that <u>may</u> be suitable	Types of uses that are <u>likely</u> to be suitable
			footpaths and roads
5 to <10	<p>High Sensitivity Receptors</p> <p>NEW high sensitivity receptors including residential, hospitals, school/educational and tourist/cultural (C & D uses).</p>	<p>High Sensitivity Receptors</p> <p>Extension / expansion of ESTABLISHED EXISTING high sensitivity receptors including residential, hospitals, school/educational and tourist/cultural (C & D uses).</p> <p>Medium Sensitivity Receptors</p> <p>NEW and extension / expansion of ESTABLISHED EXISTING B1 (a) offices and (b) research and development, commercial / retail (A classes) premises and playing / recreation fields with acceptable odour mitigation at receptor e.g. no external seating areas, sealed external facades with building mechanical ventilation with odour abatement technology</p>	<p>Low Sensitivity Receptors</p> <p>NEW and extension / expansion of ESTABLISHED EXISTING Low sensitivity receptors including industrial uses (B1(c), B2), storage and distribution (B8), farms, footpaths and roads</p>
10 and above	<p>High Sensitivity Receptors</p> <p>NEW and extension/expansion of ESTABLISHED EXISTING high sensitivity receptors including residential,</p>	<p>Medium Sensitivity Receptors</p> <p>Extension / expansion of ESTABLISHED EXISTING B1(a) offices and (b) research and development,</p>	-

Odour Exposure Contour (C98,ouE/m3)	Types of development that are <u>unlikely</u> to be suitable even with mitigation	Types of development that <u>may</u> be suitable	Types of uses that are <u>likely</u> to be suitable
	<p>hospitals, school/educational and tourist/cultural (C & D uses).</p> <p>Medium Sensitivity Receptors</p> <p>NEW medium sensitivity receptors including B1(a) offices and (b) research and development, commercial / retail (A classes) premises and playing / recreation fields.</p>	<p>commercial / retail premises (A classes) with proven and acceptable odour mitigation at receptor e.g. no external seating areas, sealed external facades with building mechanical ventilation with odour abatement technology</p> <p>This could include the replacement of existing buildings with the same use.</p> <p>Low Sensitivity Receptors NEW and extension / expansion of ESTABLISHED EXISTING low sensitivity receptors including industrial uses (B1(c), B2), storage and distribution (B8), farms, footpaths and roads. Consideration may need to be given to possible mitigation.</p>	

Odour Statement to be included with planning application

30 Having regard to policies in the Local Plans, if a planning application falls within the odour exposure contours in Figure 1 of this technical note it is recommended that it is accompanied with a statement setting out how the application has regard to this note and the following:

- the Councils’ Odournet Report ‘Odour Impact Assessment for Cambridge Water Recycling Centre’ (October 2018);

- relevant Government, national and industry standards, codes of practice and best practice technical guidance; and
- The Institute of Air Quality Management (IAQM) 'Guidance on the assessment of odour for planning' (Version 1.1 - July 2018).

Minerals and Waste Plan requirements

- 31 If an application falls within the WWTW Safeguarding Area (shown on Figure 1), the application should be accompanied by the information required by Policy CS31 of the Minerals and Waste Core Strategy (2011). This requires that all planning applications for proposed new development involving buildings which would normally be occupied, must be accompanied by an odour assessment report. The assessment must consider existing odour emissions from the waste water treatment works at different times of the year and in a range of different weather conditions. The policy goes on to say that planning permission will only be granted when it has been demonstrated that the proposed development would not be adversely affected by the continued operation of the existing waste water treatment works. The Waste Planning Authority must be consulted on any planning proposal within a Safeguarding Area, except householder applications or advertisements.

Pre-application Discussions

- 32 Applicants are encouraged to enter into pre-application discussions with the Greater Cambridge Shared Planning Service, to determine the individual submission requirements of planning applications which fall within the areas identified in Figure 1.

APPENDIX 1 - Odour Annoyance and Impact

Odour Annoyance – A Brief Overview and Definitions

- 1.1 Exposure to odours that are perceived to be unpleasant can affect well-being at levels of exposure well below those that would lead to physiological or pathological effects, e.g. sleep disorders, headaches, respiratory problems.
- 1.2 Odour annoyance occurs when a person exposed to an odour perceives it as unwanted or objectionable. The perception of the impact of odour involves not just the strength of the odour (magnitude - measured as concentration) but also its **F**requency, **I**ntensity, **D**uration and **O**ffensiveness (the unpleasantness at a particular intensity) and the **L**ocation of the receptors. These attributes are known collectively as the FIDOL factors and are described in Table 2 below.

Table 2: Description of the FIDOL factors
(Institute of Air Quality Management (IAQM) 'Guidance on the assessment of odour for planning' - Version 1.1 - July 2018)

Frequency	How often an individual is exposed to odour
Intensity	The individual's perception of the strength of the odour
Duration	The overall duration that individuals are exposed to an odour over time
Offensiveness	Odour unpleasantness describes the character of an odour as it relates to the 'hedonic tone' (which may be pleasant, neutral or unpleasant) at a given odour concentration/ intensity. This can be measured in the laboratory as the hedonic tone, and when measured by the standard method and expressed on a standard nine-point scale it is termed the hedonic score.
Location	The type of land use and nature of human activities in the vicinity of an odour source. Tolerance and expectation of the receptor. The 'Location' factor can be considered to encompass the receptor characteristics, receptor sensitivity, and socio-economic factors.

- 1.3 The magnitude of the odour effect and annoyance potential experienced is determined by the scale of odour exposure (FIDO) and the sensitivity of the receptor (L, denoting the Location, which is often taken to be a surrogate for the sensitivity and incorporates the social and psychological factors that can be expected for a given community.)
- 1.4 Odour exposure is typically quantified in terms of a frequency of occurrence of hourly average concentrations above a certain limit odour concentration; e.g. European odour units per cubic metre of air (ouE/m³) as a 98-percentile of hourly averages of odour concentration for a year with average meteorology (C98, ouE/m³, 1-hour concentrations). Typical benchmark odour concentration exposure criteria - C98, ouE/m³ indicative of the offensiveness / unpleasantness (annoyance /

unpleasantness spectrum) of various odour emission sources are given in Table 3 below.

Table 3: Benchmark Odour Concentration Exposure Level Criteria – Indicative of Offensiveness
(Derived from EA technical guidance note H4 Odour Management 2011)

Criterion, C98 ouE/m3	Offensiveness (unpleasantness)	Odour Emission Sources
1.5	Most Offensive	Processes involving decaying animal or fish remains Wastewater treatment works - Processes involving septic effluent or sludge Biological landfill odours
3.0	Moderately Offensive	Intensive livestock rearing Sewage treatment works plant operating normally i.e. non-septic conditions Fat frying (food processing) Sugar beet processing Well aerated green waste composting
6.0	Less Offensive	Brewery Confectionery Coffee

1.5 In accordance with the Institute of Air Quality Management (IAQM) 'Guidance on the assessment of odour for planning' (IAQM Odour Planning Guidance, 2018 - Version 1.1 - July 2018), the Councils agree and have decided that for odours that are less unpleasant, the level of odour exposure required to elicit the same effect may be somewhat higher, requiring professional judgement to be applied. For example, as in this case it has been decided that odours from sewage treatment works plant operating normally, i.e. non-septic conditions, would not be expected to be at the 'most offensive' end of the spectrum (Table 3 above) and can be considered on par with 'moderately offensive' odours such as intensive livestock rearing.

1.6 The risk of annoyance from odour is also highly dependent upon how sensitive the use is. The IAQM Odour Planning Guidance 2018 sets out a table of receptor sensitivity to odours, including the types of uses that would fall within each category (high, medium or low) which is recreated as Table 3 below.

Permitted Development Issues

1.7 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows certain changes of use to high sensitive end uses (such as residential or educational uses) without requiring planning permission.

- 1.8 Permitted development rights can be removed by the Local Planning Authority, for example, by means of a condition on a planning permission. The restrictions imposed will vary on a case by case basis.

Table 4: Receptor Sensitivity to Odours
(Institute of Air Quality Management (IAQM) ‘Guidance on the assessment of odour for planning’ - Version 1.1 - July 2018)

For the sensitivity of people to odour, the IAQM recommends that the Air Quality Practitioner uses professional judgement to identify where on the spectrum between high and low sensitivity a receptor lies, taking into account the following general principles:	
High sensitivity receptor	<p>Surrounding land where:</p> <ul style="list-style-type: none"> • users can reasonably expect enjoyment of a high level of amenity; and • people would reasonably be expected to be present here continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land. <p>Examples may include residential dwellings, hospitals, schools/education and tourist/cultural.</p>
Medium sensitivity receptor	<p>Surrounding land where:</p> <ul style="list-style-type: none"> • users would expect to enjoy a reasonable level of amenity, but wouldn't reasonably expect to enjoy the same level of amenity as in their home; or • people wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land. <p>Examples may include places of work, commercial/retail premises and playing/</p>
Low sensitivity receptor	<p>Surrounding land where:</p> <ul style="list-style-type: none"> • the enjoyment of amenity would not reasonably be expected; or • there is transient exposure, where the people would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land. <p>Examples may include industrial use, farms, footpaths and roads.</p>

Significance of Odour Effects

- 1.9 The significance of an odour effect (risk of annoyance from odour) for planning purposes requires the careful consideration of the nature / level of odour exposure (Table 3 above - the impact) and the sensitivity of the proposed end use (Table 4 above).
- 1.10 The overall significance of the adverse odour effect in this guidance note has been determined considering a combination of the Odour Exposure Level (C98, ouE/m³) against Receptor Sensitivity, as shown in Table 5, below, which shows the impact descriptors proposed for a ‘moderately offensive’ odour.

Table 5: Proposed Significance of Adverse Odour Effect Descriptors for impacts predicted by modelling 'Moderately Offensive' odours
 (recreated from Institute of Air Quality Management (IAQM) 'Guidance on the assessment of odour for planning' - Version 1.1 - July 2018)

Odour Exposure Level C98, ou _E /m ⁻³	Receptor Sensitivity		
	Low	Medium	High
≥10	Moderate	Substantial	Substantial
5-<10	Slight	Moderate	Moderate
3-<5	Negligible	Slight	Moderate
1.5-<3	Negligible	Negligible	Slight
0.5-<1.5	Negligible	Negligible	Negligible
<0.5	Negligible	Negligible	Negligible

Odour Exposure Level Acceptability Criteria for Planning Applications

1.11 The assessment of odour risk and effects from the operations conducted at the CWRC on potential future receptors of varying sensitivity was decided by consideration of the results of the Odournet survey, relevant case law and Inspectors decisions on past planning appeals. This has resulted in the following general odour contour concentration exposure threshold values / acceptability criteria that should be used for consideration of planning applications:

- C_{98 1-hour} = 3 ou_E/m⁻³ (at 3 and above at which high sensitivity development such as residential premises is likely to be deemed unacceptable)
- C_{98 1-hour} = 5 ou_E/m⁻³ (at 5 and above at which moderate / medium sensitivity development such as offices and commercial / retail is likely to be deemed unacceptable)
- C_{98 1-hour} = 10 ou_E/m⁻³ (at 10 and above all development is likely to be deemed unacceptable)

1.12 These criteria have been used to develop Table 1 in this technical note.

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Agenda Item 10



REPORT TO: Planning Committee

10 April 2019

LEAD OFFICER: Joint Director of Planning & Economic Development

Enforcement Report

Purpose

1. To inform Members about planning enforcement cases as at 28 March 2019. Summaries of recent enforcement notices are also reported, for information.

Executive Summary

2. There are currently at the end of February 2019, 83 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) **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. All cases have now been heard and where breaches were identified Cambridge Magistrates levied fines totalling £72,566.57p – A further inspection and survey of the site has now been carried out on the 26th June 2018 which revealed that 12 plots are currently in breach of planning control. Further prosecutions will now be considered /carried out in addition to two further breaches of Condition Notices issued and one prosecution in the High Court for breaching the current site Injunction. A further application to the High Court for an Injunction is to be made at the earliest opportunity. Barrister identified, detailed chronology compiled next steps agreed - Work in progress

(b) **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 - No further information at this time – Legal office have liaised with the Court and have been informed that the Arrest Warrant is live and waiting to be executed by Police. Referred back to legal as Police have no current knowledge of the Warrant – No further details are available at this time. Councils Legal and Planning department to review next steps including Injunctive action to remove unauthorised Pole and CCTV camera.

(c) **Gothic House 220 High Street Cottenham**

The property which is a grade 2 Listed building is unoccupied and in a serious state of disrepair which not only affects the fabric of the building but is also considered an immediate danger to the Public. A s215 Amenity Notice was issued in order to address the immediate concerns with a compliance date of 19 May 2018. Which due to circumstances was extended to 19th June 2018 An inspection carried out on the 21 June 2018 revealed that no works had commenced and the situation remained outstanding. A prosecution file was raised and a date to attend Cambridge Magistrates Court was set for the 9th August 2018. The owners of the property appeared before the Court and admitted the charge and were fined £907.00p with costs totalling £150.00p and Victim surcharge of £90.00p The grand total being £1147.00p. Work has now commenced to comply with the s215 Notice – Monitoring continues

(d) **73 High Street West Wrattling**

Following reports that the amenity of the above property including the main building which was a Public House known as the Lamb Inn and had been closed for many years a s215 Notice was issued to address the unacceptable amenity issue. The compliance period given was to complete the works by no later than 19th June 2018 however the building caught fire during the early hours of Friday 8 June 2018 before works had commenced and the building was destroyed leaving only the outer walls standing. The site has been fenced off to prevent access to unauthorised persons. The owners have submitted an application to demolish the building due to its condition and safety to the Public. Separate planning application to be submitted to develop the whole site Situation continues to be monitored. Further s215 Notice to be considered Information received that the Landowner has sadly passed away and the estate is currently being dealt with by the executor's of the estate. The family have submitted a "Pre Application" for planning advice regarding this property. Situation to be monitored.

(e) **147 St. Neots Road, Hardwick**

A fire which took place several years ago and severely damaged the building on the site and although heavily screened by high hedging has remained unrepaired and a general eyesore to the neighbouring properties and the general Public passing the site. The owner of the land who has stated that he will demolish the building however the Neighbouring business unit has not given its authority for the National Grid to disconnect the live main gas supply which it shares with number 147 St Neots Road. Given the time that has elapsed and opportunity for the parties concerned to resolve the Gas termination to no 147 the Council is reviewing its powers under s79 in order that arrangements can be made with the relevant statutory undertakers for the disconnection of the gas supply, electricity and water as applicable, and the building demolished. The gas governor was due to be disconnected by the end of September 2018 however the company carrying out the work was again refused access and turned away. Local Parish informed of current impasse. Work continues to resolve access issues. Possible April 2019 date given to resolve. Situation to be monitored.

(f) **19 Bandon Road Girton**

Not built in accordance with approved drawings relating to visibility splays Breach of Condition Notice issued 22 February 2018 with 28 day compliance period. Despite compliance discussions with the builder works still not carried out. Prosecution file has been raised, waiting issue of summons, still with legal Legal case officer now allocated waiting for further information as to timings

(g) **Land Adjacent Broadway, Haverhill Road, Castle Camps**

Not built in accordance with approved plans – materials not approved Breach of Condition notice issued 8 June 2018. Three month compliance period. Site inspection carried out after the compliance date revealed that the notice had not been complied with. A prosecution file has now been raised for the failure to comply with Breach of Condition Notice. Summons issued. The Court date listing is the 14th February 2019 at Cambridge Magistrates Court. Planning application received to address identified issues, prosecution suspended, now withdrawn due to different ownership now pending planning decision. Planning application approved – No further action

(h)

Land at Black Pit Drove Willingham

Following the occupation of land at Black Pit Drove without the appropriate planning consent the occupiers and owners of the land were issued with a planning enforcement notice reference SCD-ENF-0443/18. The notice which was not appealed required them to cease using any part of the land for the siting of residential caravans, motor vehicles and residential paraphernalia and sheds. The notice required the removal of the caravans, motor vehicles and residential paraphernalia and sheds by November 12th 2018

The occupiers and owners failed to comply with the notice and have been placed on notice that the matter will be referred to the High Court and an Injunction sought The notice deadline was the 30th November 2018.

The occupants of the site still remained in defiance of the enforcement notice after the 30th November therefore an application to the High Court was made and is to be heard by Mr Justice Jay on the 17th December 2018.

The defendants failed to turn up or have legal representation on the day as a result the High Court approved an interim Injunction preventing further caravans on site but wanted to give the occupiers and owners the opportunity to defend the action against them. A further hearing was set for 4th February 2019 at the Royal Court of Justice, London. The outcome of the February hearing was that Mr John Cavanagh Q.C. (sitting as a Deputy High Court Judge) approved the Injunction Order application which required the defendants to vacate the land by 4pm 19th February 2019. The defendants at the time of this report have failed to vacate the land as required and that the council is now working towards taking action along with partner Agencies to remedy the unauthorised occupation of the land at Black Pit Drove

Direct action to remove the unauthorised occupants at Black Pit Drove was taken on the 19th March 2019 which involved Planning Enforcement Officers, Bailiffs and Cambridgeshire Police. After eight hours the land was finally cleared of caravans. The horses belonging to the occupants were left at the site as they were not covered by planning legislation but were later removed on the 27th March 2019 by the defendants. The Councils Environmental Health team arranged for litter and waste to be removed from the site which included empty scrap fridges and gas bottles. The defendants have now moved out of Cambridgeshire

(i)

14 Church End Rampton – Grade2 Listed Building

The above property is a thatched cottage that has fallen into disrepair in particular the thatch and woodwork. The owners have failed to engage with the Council and as a result an Amenity Notice s215 was served on the owners 11th October 2018 to carry out urgent repairs to the building. The compliance date was 6 months in order to allow specialist contractors to carry out the work. The owners have decided to challenge the Council which is their right and their appeal will be heard at Cambridge Magistrates Court on the 10th January 2019 The owner attended the Court but was unrepresented or in a position to make his appeal therefore in the circumstances the Court adjourned the case until the 8th May 2019. Due to the owners age it was agreed that we would assist the Court and the owner by preparing the evidence bundles.

Land Adjacent to 1 Beech Farm Cottages, Button End, Harston

Without planning permission i) material change of use of the land to residential use ii) Construction of a building for residential use a planning enforcement

notice was issued on the 18th October 2017 under reference ENF/0182/16
An appeal under section 174 of the Town & Country Planning Act 1990 as amended by the planning and Compensation Act 1991 was made.

An Inspector was appointed by the Secretary of State and following a site inspection and written representation the inspector dismissed the appeal. The owners are now required to cease using the land for residential purposes, demolish the building and remove all resultant material from the land. They are also required to remove all materials used in construction of the driveway / parking area from the land and cease using the land for parking of motor vehicles and remove all motor vehicles from the land. Remove all residential paraphernalia

The compliance period was the 18th March 2019. Situation was monitored and Enforcement Officers inspected the property for compliance, however the building was found not to have been demolished as required.

Prosecution file to be submitted to the Legal department as soon as possible.

Investigation summary

- 6 Enforcement Investigations for February 2019 reflect a 12.0% reduction in the number of cases investigated when compared to the same period in 2018. Forty four (44) cases in total for the February period versus fifty (50) cases in 2018

A review of the fifty five (55) cases closed in February 2019 revealed that 18 cases were found not to be in breach of planning control or were permitted development, 12 cases complied and 1 case was found to be Malicious. The remaining 24 cases were as a result of express consent already granted, consent on appeal and express consent granted – Time Limited, awaiting further instruction and retrospective planning applications submitted..

Effect on Priority Areas

7. **A modern and caring Council** – By providing effective enforcement, our customers receive a high quality service where decisions are made in a transparent, open and inclusive way.

Background Papers:

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

- **Appendices 1 and 2**

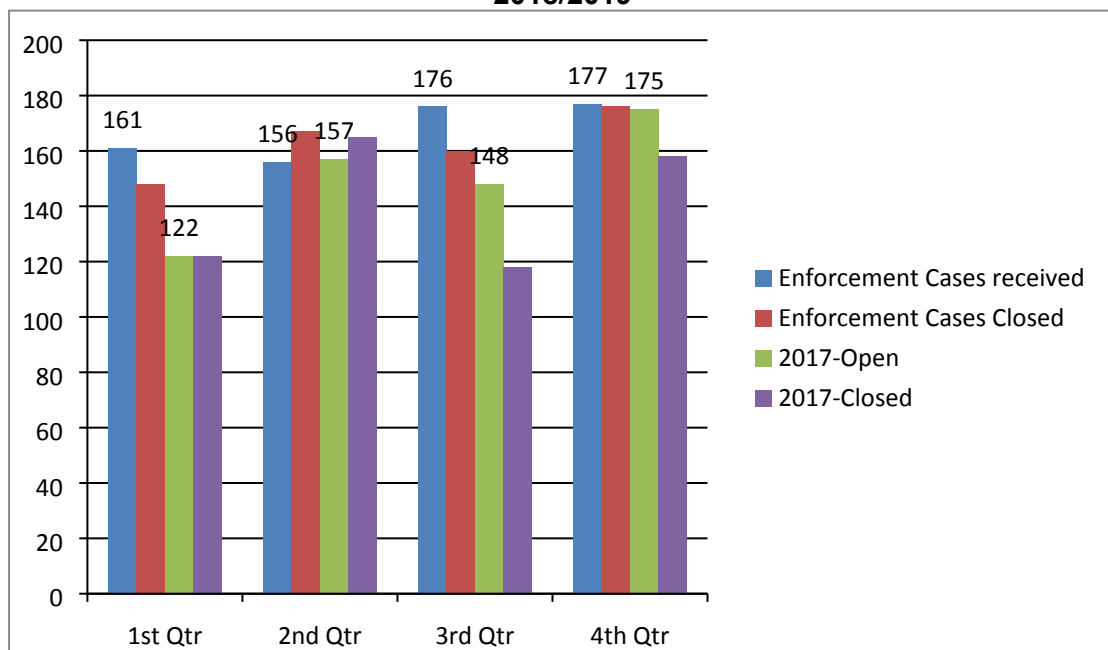
Report Author: Charles Swain Principal Planning Enforcement Officer
Telephone: (01954) 713206

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Enforcement Cases Received and Closed

Month – 2019	Received	Closed
January 2019	46	44
February 2019	44	55
March 2019	-	-
1 st Qtr. 2018	161	148
2 nd Qtr. 2018	156	167
3 rd Qtr. 2018	176	160
4 th Qtr. 2018	177	176
1 st Qtr. 2017	122	122
2 nd Qtr. 2017	157	165
3 rd Qtr. 2017	148	118
4 th Qtr. 2017	175	158
2019 - YTD	90	99
2018 - YTD	670	651
2017 - YTD	602	563
2016 - YTD	565	563
2015 - YTD	511	527
2014 -YTD	504	476

2018/2019



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Notices Served and Issued

1. Notices Served

Type of Notice	Period	Calendar Year to date
	February 2019	2019
Enforcement	0	0
Stop Notice	0	0
Temporary Stop Notice	0	0
Breach of Condition	2	3
S215 – Amenity Notice	0	1
Planning Contravention Notice	0	0
Injunctions	1	1
High Hedge Remedial Notice	0	0

2. Notices served since the previous report

Ref. no.	Village	Address	Notice issued
SCD-ENF-037-19 Failure to comply with Condition 4 – Hard and soft landscaping not completed as per approved plans	Great Shelford	Land at The Railway Tavern, Station Road	Breach of Condition Notice
SCD-ENF-0057-19 Failure to comply with Condition 31 – Working on Sundays	Northstowe	Land South of Longstanton Park & Ride and adjacent Station Road - Pedersen Way	Breach of Condition Notice

3. Case Information

Twenty nine (29) of the Forty four (44) cases opened during February were closed within the same period which represents a 65.9% closure rate.

A breakdown of the cases investigated during January is as follows

Low priority - Development that may cause some harm but could be made acceptable by way of conditions e.g. Control on hours of use, parking etc.
One (1) case was investigated.

Medium Priority -Activities that cause harm (e.g. adverse affects on residential amenity and conservation areas, breaches of conditions)
Forty one (41) 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)
Two (2) cases were investigated.

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

Adverts	x 02
Amenity	x 00
Breach of Condition	x 17
Breach of Planning Control	x 04
Built in Accordance	x 03
Change of Use	x 03
Conservation	x 01
High Hedge	x 00
Condition	x 00
Listed Building	x 01
Other	x 04
Unauthorised Development	x 05
Unauthorised Demolition	x 01
Permitted Development	x 03
Monitoring	x 00
<u>Total Cases reported</u>	<u>44</u>

Agenda Item 11



REPORT TO: Planning Committee

10 April 2019

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.

Statistical data

2. Attached to this report are the following Appendices:
 - Appendix 1 - Decisions Notified by the Secretary of State
 - Appendix 2 – Appeals received
 - Appendix 3 - Local Inquiry and Informal Hearing dates scheduled

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Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
S/4407/17/OL	Land to the rear of 26 Newington, Willingham, Cambridge, Cambridgeshire, CB24 5JE	Application for outline planning permission for a proposed dwelling with all matters reserved	Refused	12/02/2019	Dismissed
S/0794/18/FL	8B Birch Tree Farm, Little Heath, Gamlingay	Mobile Home	Refused	04/03/2019	Dismissed
S/0409/18/FL	Warren Lodge, Fowlmere Road, Fowlmere	Erection of a new dwelling adjacent to existing house. Demolition of existing garage and creation of additional car parking to serve existing and new dwelling	Refused	04/03/2019	Dismissed
S/0799/18/FL	Land adjacent to 23, Everton Road, Gamlingay, Sandy, Cambridgeshire, SG19 2JJ	Erection of 2 bedroom bungalow following demolition of 2 existing outbuildings	Refused	18/03/2019	Dismissed
S/2154/18/FL	27, Everton Road, Gamlingay, Sandy, Cambridgeshire, SG19 2JJ	Erection of two detached three bedroom bungalows	Refused	18/03/2019	Dismissed
S/1015/18/FL	35, Everton Road, Gamlingay, Sandy, Cambridgeshire, SG19 2JJ	Erection of a detached bungalow and annexe	Refused	18/03/2019	Dismissed
S/1237/18/FL	64A, Cambridge Road, Waterbeach, Cambridge,	Conversion of existing triple garage to a 1 bedroom	Refused	21/03/2019	Allowed

Appendix 1

	Cambridgeshire, CB25 9NJ	bungalow.			
S/2627/18/FL	The Brick House, Link Road, Sawston, Cambridge, Cambridgeshire, CB22 3FD	Remove existing roof to construct first Floor for additional seating area for the café.	Refused	21/03/2019	Dismissed
S/0149/18/FL	18 Greenbanks, Melbourn, Royston, Cambridgeshire, SG8 6AS	Proposed New House and Garage	Refused	21/03/2019	Allowed
S/0117/18/OL	Land south of Shepreth Road, Foxton, Cambridge, CB22 6SU	Outline application for 32no. dwellings (including 40% affordable housing)	Refused	27/03/2019	Dismissed

Appeals Received

Reference	Address	Details	Date Appeal lodged
S/3918/17	Land adjacent and to the North of 1 and 1A Church End, Gamlingay, SG19 3EP	Erection of a single storey office building (B1(C) use) and associated storage shed	22 Feb. 19
S/1106/18/FL	Land South of Pampisford Road, Great Abington, CB21 6AQ	Full planning application for the erection of 15 dwellings and associated infras	04 Mar 2019
S/4592/18	40 Oakington Road, Dry Drayton, Cambridge, CB23 8DD	Change of use from agricultural to garden land	08 Mar 2019
S/4675/18/OL	144, Histon Road, Cottenham, Cambridge, CB24 8UG	Outline planning permission for a New dwelling All Matters Reserved	12 March 2019
S/4241/18/DC	Land Off New Road, Melbourn, New Road, MELBOURN, SG8 6BY	Discharge of condition 9 (foul sewage capacity scheme) of appeal decision APP/W0	14 March 2019
S/4136/18/FL	26, Winfold Road, Waterbeach, Cambridge, CB25 9PR	Two storey rear extension	19 March 2019
S/3066/18/FL	Rose Villa, Little Heath, Gamlingay, Sandy, Cambridgeshire, SG19 3LL	2 new 4 bed detached houses with associated parking and garages	28/03/2019

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Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- Local Inquiries

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/4099/17/OL	Mrs Emma Fletcher	Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford (Agri-Tech)	Planning Decision	11 th - 13 th June, 18-21 st June 2 nd - 5 th July and 9 th July 2019 (Total 12 days)

- Informal Hearings

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/3873/17/OL	Mr A Ashley	Land at Mill Lane, Sawston	Planning Decision	TBC
S/2141/17/OL	Mr Peter Williams, Countryside Properties Plc	Land to the west of Cambridge Road, Melbourn	Planning Decision	TBC
ENF/0587/17	Mr Barry Arliss	Riverview Farm, Overcote Road, Over	Enforcement	TBC
S/1373/18/FL	Mr & Mrs G Fagg	Land adjacent to Pettetts Barn, High Street, Hinxton	Planning Decision	TBC
S/1266/18/FL	Mr James Munns	4 Pound Lane, Willingham	Planning Decision	TBC
S/1279/18/FL	D & R Rolfe, Abbey Properties Cambridge Ltd	30 New Road, Over	Planning Decision	TBC
S/3566/17/FL	Thriplow Farm Ltd	Land East of Fowlmere Road, Foxton	Planning Decision	20 th March 2019 (TBC)
S/1502/17/FL	Station Yard Meldreth Ltd	Former GoCold Building, Station Yard, High Street, Meldreth	Planning Decision	TBC

Appendix 3

S/2844/14/FL	Sawston Joinery Ltd	Langford Arch, London Road Pampisford	Planning Decision	30th April 2019 and 1st May 2019
S/1625/18/OL	Miss Linda Walker, Partners in Planning and Architecture	Land at Mill Lane, Sawston, Cambridgeshire, CB22 3HY	Planning Decision	TBC