

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

t: 01954 713000  
f: 01954 713149  
[www.scambs.gov.uk](http://www.scambs.gov.uk)



Tuesday 01 March 2022

To: Chair – Councillor Peter Fane  
Vice-Chair – Councillor Henry Batchelor  
All Members of the Planning Committee - Councillors Dr. Martin Cahn,  
Geoff Harvey, Dr. Tumi Hawkins, Pippa Heylings, Judith Rippeth,  
Deborah Roberts, Heather Williams, Dr. Richard Williams and  
Eileen Wilson

Quorum: 3

Substitutes Councillors Nick Wright, Sue Ellington, Grenville Chamberlain,  
if needed: Mark Howell, Dr. Shrobona Bhattacharya, Graham Cone,  
Dr. Claire Daunton, Anna Bradnam, Jose Hales and Brian Milnes

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber - South Cambs Hall** on **Wednesday, 9 March 2022** at **10.00 a.m.**. **A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website, normally, at least 24 hours before the meeting.**

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  
**Liz Watts**  
Chief Executive

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

---

## Agenda

- |   | Pages |
|---|-------|
| 1. <b>Chair's announcements</b>   |       |
| 2. <b>Apologies</b><br>To receive apologies for absence from committee members. |       |

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

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

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

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

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

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

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

### 4. **Minutes of Previous Meeting**

Minutes to follow

- |    |   |                 |
|----|---|-----------------|
| 5. | <b>21/03822/FUL -Site 1, Granta Park, Great Abington</b><br>Erection of R&D building and associated decked car park, landscaping and associated infrastructure  | <b>1 - 56</b>   |
| 6. | <b>21/02795/S73 -Land East Of Highfields Road, Highfields Caldecote</b><br>Variation of condition 18 (scheme for a shared use footway/cycleway along the western side of Highfields Road) and 20 (scheme for the design and materials to be used for access and public rights of way) of planning permission S/3777/19/VC<br>Variation of condition 23 (water drainage scheme) of planning permission S/2510/15/OL for Outline planning permission for up to 140 residential dwellings (including up to 40% affordable housing)<br>Removal of existing temporary agricultural structures and debris<br>introduction of structural planting and landscaping informal public open space and children's play area community orchard and allotments surface water flood mitigation and attenuation vehicular access points from Highfields Road and associated ancillary works.<br>All matters to be reserved with the exception of the main site access. | <b>57 - 80</b>  |
| 7. | <b>S/2553/16/CONDO - Land Off Horseheath Road, Linton</b><br>Submission of details required by condition 11 (Surface water drainage) of outline planning permission S/2553/16/OL  | <b>81 - 98</b>  |
| 8. | <b>S/2553/16/CONDH - Land Off Horseheath Road, Linton</b><br>Submission of details required by condition 12 (Foul water Drainage) of planning permission S/2553/16/OL   | <b>99 - 118</b> |

9.	<b>TPO 0035 (2021) - Sheppard Way, Teversham</b>	<b>119 - 128</b>
10.	<b>Enforcement Report</b>	<b>129 - 136</b>
11.	<b>Appeals against Planning Decisions and Enforcement Action</b>	<b>137 - 148</b>

## **Exclusion of Press and Public**

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

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

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

### **Notes**

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

This page is left blank intentionally.

# Agenda Item 5



South  
Cambridgeshire  
District Council

**Report to:**

South Cambridgeshire District  
Council Planning Committee

09 March 2022

**Lead Officer:**

Joint Director of Planning and Economic Development

---

## **21/03822/FUL – Site 1, Granta Park, Great Abington, Cambridge**

Proposal: Erection of R&D building and associated decked car park, landscaping and associated infrastructure

Applicant: BMR Granta Park JC01 Limited

Key material considerations:

- Principle of Development
- Design / Visual Amenity
- Landscape Impact / Landscaping
- Biodiversity
- Trees
- Flood Risk and Drainage
- Highway Safety, Highway Network and Parking
- Renewables / Climate Change
- Noise
- Lighting
- Heritage Impact
- Residential Amenity
- Contamination
- Developer Contributions
- Other Matters

Date of Member site visit: 08 March 2022

Is it a Departure Application: No

Decision due by: 16 March 2022 (extension of time agreed)

Application brought to Committee because: Officer recommendation is contrary to Great Abington Parish Council's recommendation of refusal, referred to the Planning Committee through the Delegation Meeting process.

Officer Recommendation: Approval

Presenting Officer: Michael Sexton

## Executive Summary

1. The application seeks full planning permission for the erection of a research and development building and associated decked car park, landscaping and associated infrastructure.
2. The application site is located on Granta Park, which is designated as an Established Employment Area within the adopted Local Plan.
3. Granta Park is one of the UK's leading Science Campuses offering state of the art laboratory and office facilities across 14 buildings on a 50-hectare site, established for over 20 years with a scientific population of over 3,700 people.
4. The site itself occupies a vacant area of land to the west of the Park, known as Site 1, and is one of the few remaining prime development sites and is strategically well located close to the main site entrance.
5. The proposed research and development building is designed to be highly flexible and efficient, with a centralised core and able to accommodate a single or double tenancy per floor. The proposed building has a gross external area of 11,746 square metres (excluding roof plant) and could accommodate approximately 450 employees depending on tenancy arrangements and will make an important contribution to high-tech activity within South Cambridgeshire.
6. The scheme seeks to deliver a high-quality striking building at this prime location of exemplar architectural quality. The development will achieve a site wide carbon emission reduction of 27.4% and is designed to meet a BREEAM rating of 'Excellent' but is also targeting WELL rating 'Gold' and Wiredscore rating 'Gold'. The scheme will also deliver a net gain in biodiversity and provide electric vehicle charging infrastructure to 152 of the car parking spaces associated to the development (approximately 50%).
7. The proposed main building is large in scale, being a four storey structure with a roof plant enclosure. Several key design elements have been incorporated into the development to reduce the overall mass of the building, notably the significant setback on the upper floor and at roof plant level and retention and enhancement of existing landscaping.
8. The proposed research building would be evident in restricted transient views on approach to Granta Park, while the car park would be screened. However, although a change to the current character where built form is largely absent on the western edge Granta Park, the proposed building is not considered to result in significant harm to the local landscape character, which will be further integrated into its surroundings as existing landscaping continues to mature.
9. Officers recommend that the Planning Committee grants delegated approval subject to completion of a Section 106 Agreement and the conditions and informatives set out in the report.

## Relevant planning history

### Application Site

10. S/1680/11 – Reserved Matter approval of revised landscape scheme for Site 1 pursuant to Condition 2 of planning permission S/1170/06/F – Approved (01 November 2011)
11. S/1526/02/RM – Research and Development Building (Class B1 (B)) – Approved (25 November 2002)

### Wider Site: Granta Park

12. S/1170/06/O – Variation of Condition 1 of Planning Permission S/1786/95/O (as Varied by S/0714/99/F and S/0624/04/F) to Allow a Further Additional Period of 5 Years for the Submission of Reserved Matters for Erection of New Buildings and Construction of Access Road – Approved (29 August 2006)
13. S/0624/04/F – Variation of Condition 1 of Planning Permission S/1786/95/O (as Varied by S/0714/99/F) to Allow a Further Additional Period of 5 Years for the Submission of Reserved Matters for Erection of New Buildings and Construction of Access Road – (Approved 18 May 2004)
14. S/0714/99/F – Variation of Condition 1 of Planning Permission S/1786/95/O to Allow an Additional Period of Three Years for the Submission of the Remaining and Outstanding Reserved Matters – Approved (25 June 1999)
15. S/0845/97/RM – Highway arrangements and structural landscaping – Approved (14 November 1997)
16. S/0522/97/F – Variation of condition 8 of planning permission S/1786/95/O – Refused (02 July 1997)
17. S/1786/95/O – Erection of new buildings and construction of access road (renewal of S/0082/91/O – (Approved 28 August 1996)
18. S/0082/91/O – Erection of new buildings and construction of access road – (Approved 12 October 1993)

## Planning policies

### National Guidance

19. National Planning Policy Framework 2021  
National Planning Practice Guidance  
National Design Guide 2019

## **South Cambridgeshire Local Plan 2018**

- 20. S/1 – Vision
- S/2 – Objectives of the Local Plan
- S/3 – Presumption in Favour of Sustainable Development
- S/5 – Provision of New Jobs and Homes
- S/7 – Development Frameworks
- CC/1 – Mitigation and Adaption to Climate Change
- CC/3 – Renewable and Low Carbon Energy in New Developments
- 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
- HQ/2 – Public Art and New Development
- NH/2 – Protecting and Enhancing Landscape Character
- NH/4 – Biodiversity
- NH/14 – Heritage Assets
- E/9 – Promotion of Clusters
- E/10 – Shared Social Spaces in Employment Areas
- E/15 – Expansion of Existing Businesses in the Countryside
- SC/2 – Health Impact Assessment
- SC/9 – Lighting Proposals
- 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/10 – Broadband

### **Supplementary Planning Documents (SPD):**

- 21. Biodiversity SPD – Adopted February 2022
- Sustainable Design and Construction SPD – Adopted January 2020
- Cambridgeshire Flood and Water SPD – Adopted November 2016
- Health Impact Assessment SPD – Adopted March 2011
- District Design Guide SPD – Adopted March 2010
- Landscape in New Developments SPD – Adopted March 2010
- Open Space SPD – Adopted January 2009
- Public Art SPD – Adopted January 2009
- Trees and Development Sites SPD – Adopted January 2009



## Consultation

### 22. Great Abington Parish Council – Objection.

January 2021 Comments (in full)

The Parish Council recommends REFUSAL of this planning application.

Comments: Great Abington Parish Council considered this planning application in October 2021, and sent in their comments in a letter dated 10 October 2021.

The Parish Council has now reconsidered all the documentation in the light of the amendments made in the additional documentation posted on the planning portal on 10 December 2021.

The Parish Council noted that the main changes were:

- a reduction of one floor in the height of the multi-storey car park, and hence a reduction of 39 car parking spaces;
- a significant increase in biodiversity enhancement of both habitats and hedgerows;
- an Addendum to the Landscape and Visual Impact Assessment.

However, the Parish Council also noted that there was no change in the height of the proposed R & D building. In the Parish Council's view this building is overtly dominant in its size, height and location, and this remains a major reason for the Parish Council's view that this application should be refused.

Initial buildings on the site were limited to two storeys and the existing two storey buildings on the Granta Park site fit reasonably well into the rural landscape. However, the proposed speculative four storey R & D building is over twice the height of the tree belt fronting Newmarket Road. The building would therefore not be shielded from view and would dominate the skyline in this rural location.

The Landscape and Visual Appraisal document states that: 'the surrounding woodland ...extends round the Park giving enclosure to and screening of the built elements within.' (page 13). However, the photo montage on first page of the Design and Access Statement Part 2 gives a clear visual representation of just how the height of the proposed R & D building would dominate its surrounding and the tree belt certainly does not screen the bulk of the building.

The Parish Council noted the reduction in height and number of car parking spaces in the amended multi-storey car park. However, this building would still be higher than the tree belt fronting Newmarket Road.

The reduction in the number of car parking spaces would still provide just over 300 car parking spaces associated with the new building. In isolation, the reduction of the number of car parking spaces would be welcomed; however, at the Parish Council's meeting where application 21/03822/FUL was considered, the Parish Council also considered planning application 21/05165 relating to

Zone 2 of Granta Park. This latter application involves an additional 1,018 car parking spaces.

The Parish Council has been concerned for some time that the cumulative impact of various planning applications relating to Granta Park have not been considered as a whole.

There are already problems with the existing volume of traffic using the Granta Park site, with traffic at the morning peak queuing back onto the A505. The Parish Council is therefore very concerned about the implications of a further 1,300+ car parking spaces on Granta Park, with all vehicle movements using the existing single entrance to the site. The existing morning congestion not only causes delays into the site, but the associated tailing-back also causes delays to traffic on Newmarket Road, both to local traffic and to traffic exiting south from the Four Wentways service area.

Mitigation of existing traffic movements is necessary, and the Parish Council's view is that there should be improved cycling access and other more sustainable modes of travel to and from Granta Park, not building more car parks. The Parish Council is also of the view that the Linton Greenway route should, after crossing the A11, go along Newmarket Road to the Entrance to Granta Park and then continue along Pampisford Road until it meets the A1307.

The Addendum to the Landscape and Visual Impact Assessment actually relates to Little Abington parish, and this raises an important point for the planning service. Great Abington Parish Council (GAPC) understands that Little Abington Parish Council (LAPC) has requested that all planning applications relating to Granta Park and TWI be sent to them, in addition to GAPC, but this does not appear to have happened. Some parts of the Granta Park site virtually border on Little Abington parish, and traffic issues relate as much to roads in Little Abington as to Great Abington.

Great Abington Parish Council therefore requests that all planning applications relating to Granta Park and TWI be sent to Little Abington Parish council as a matter of course.

Local residents have expressed concern about light pollution (car park and some building lights are on all night) from the Granta Park site, and this is only likely to increase with a further large and highly conspicuous building and multi-storey car park on the site. Noise has also been of local concern.

The Parish Council does request that the application be referred to the District Council Planning Committee for determination, with a site meeting prior to the consideration of this application.

October 2021 (summary)

Objection

- Object to the size and scale of the development which is overly dominant in its size, height and location. Initial buildings on the site were limited to

two storeys and existing buildings fit reasonably well into the rural landscape. The speculative four storey building is over twice the height of the tree and would therefore not be shielded.

- There are already problems with the existing volume of traffic using the site, concerned about a further 600 staff entering the single entrance site adding to existing morning congestion that delays residents and can make the roads hazardous to negotiate. Mitigation of existing traffic movements is necessary.
- Noise and light pollution from the site are an existing problem, which would increase further.

### 23. **Little Abington Parish Council – Objection.**

January 2021 Comments (in full)

LAPC met on Wednesday 12 January 2022 to discuss the amendments to this application. We unanimously decide to recommend refusal. We recommend referring this application to the SCDC planning committee.

[LAPC has previously been consulted about major developments at Granta Park, but wasn't contacted by SCDC about this new building. We would like to be kept informed at the earliest opportunity. Biomed Realty has been very helpful and has communicated about the proposals on several occasions.]

Statement building

LAPC is not at all convinced that Granta Park needs a 'statement building', which is how this development is being promoted. The height and mass of the proposed building would not be in keeping with the original principles of Granta Park which was that all developments on the site should be sympathetic to the rural environment. A piece of public art, say on the roundabout at the entrance to the site, would be a better alternative to a statement building. We would like a planning condition for noise production to be limited to prevent noise spilling over into Little Abington.

Travel Management Plan

LAPC is very keen to see the £338,000 of s106 contributions, paid by Granta Park to Cambridgeshire County Council in 2016, for infrastructure improvements, put to good use. Unfortunately, none of the improvements to cycle routes in Abington described in the 2017 Travel Plan have been delivered. It is now five years since the money was paid. Cycle Route from Babraham to Little Abington

BioMed Realty informed LAPC that improvements were made to the cycle route from Babraham some time ago. Unfortunately, those improvements did not upgrade the cycle path across the fields. The cycle path from Babraham to the A11 bridge is becoming increasingly difficult to ride, with narrow and high-sided ruts. The surface of the path is deteriorating. When cyclists need to pass, which is an increasingly frequent occurrence, one or both must ride up the side of a rut to create passing space and avoid the oncoming bicycle. This is dangerous even for experienced cyclists. The paths on both sides of the bridge are also

unlit. Therefore, further improvements are urgently needed to the cycle path from Babraham, particularly if it is going to be used by more cyclists.

#### Bridge over the A11

The bridge over the A11 is very narrow. At only 1.8 m wide, it is only half as wide as the proposed Linton Greenway. Cyclists wheeling their bikes across the bridge cannot pass each other easily. The bridge is also a bowstring design, so it will be difficult to add ramps to the ends of the bridge - a "fix" suggested by the GCP. LAPC suggests that a new, wider bridge is needed, suitable for all non-motorised users. Cycle paths along Newmarket Road to Granta Park.

One of the future actions listed in the 2017 Travel Plan was:

7.10 Granta Park should continue to liaise with Cambridgeshire County Council regarding the improvement of the cycle link between Babraham and Newmarket Road, as part of the s106 agreement. Whilst provision of the on-road cycle lanes along Newmarket Road should be implemented at the earliest opportunity.

LAPC is concerned that the cycle paths to Granta Park along Newmarket Road have not been delivered. The Parish Council has been in touch with the GCP about the inclusion of the cycle paths within the CSET Phase 2 project. The GCP could not provide a date for when these cycle paths would be delivered. LAPC feels that there is no good reason why the cycle paths down Newmarket Road should be delayed by being included in the Phase 2 plans. The cycle paths to Granta Park could be delivered within the next 12 months. This would be five years after they were originally proposed.

#### Access for cyclists to Granta Park

The 2017 Travel Plan also states:

7.12 As part of any development on Site 1, the provision of a 3m footway/cycleway at the Main Entrance junction should be considered in order to provide a safe off-road connection from the local highway network. Granta Park should continue to monitor the cycle usage at the Main Entrance and identify future improvements if and when required." This improvement has not been included in the current Site 1 plans and would obviously be of benefit to commuters arriving at the Campus by bicycle.

#### Walking routes to Granta Park

One of the future actions listed in the 2017 Travel Plan was:

7.4 The Granta Park TPC (Travel Plan Co-ordinator) should work with the individual GTCs (Green Travel Champions) to further promote walking routes around the Campus and within the immediate vicinity of the Campus. However, there are no footways on the roads around the perimeter of Granta Park. Pedestrians walking in the vicinity of the Campus, on Newmarket Road and Pampisford Road either have to walk on the road, where traffic passes at 50 mph, or have to walk on the uneven road verge. LAPC would like to see footways built along both Newmarket and Pampisford road. These would benefit both employees of Granta Park, particularly those arriving on the 13 bus, as well as village residents.

### Bus services to Granta Park

Many of the 3,000 or so new employees travelling to Granta Park over the next few years, who will be working in Site 1 or one of the Phase 2 buildings, will be coming from new housing developments in Cambourne, Northstowe and Haverhill. The number 13 bus service from Haverhill could be routed to continue along Pampisford Road, past the High Street, so that it can stop at the pedestrian access point to the Campus on Pampisford Road and also at the main entrance to the Campus. Granta Park could also extend their Campus bus scheme to serve Cambourne, Northstowe and Haverhill. As well as being more environmentally friendly, additional campus bus services would not require any infrastructure improvements and will prevent further traffic congestion around the Abingtons and A11, A505 and A1307 road junctions.

### Biodiversity and ecology

LAPC fully supports the plan to improve the woodland area along Newmarket Road and along the River Granta. We are pleased that there will be a management plan for the woodland as droughts are increasingly frequent in spring and summer and the area is home to rabbits and deer that will consume much of the new growth unless kept at bay. We also welcome the suggestions from SCDC's Ecology Officer that a "lighting design strategy for biodiversity" will be produced.

September 2021 (summary)

### Objection

- Failure to consult effectively (LAPC were excluded as were Newmarket Road properties).
- Scale of development is out of keeping with the rural environment of the Abingtons, taller than all the other buildings on the Park.
- Light pollution.
- Increased traffic, noise and movement which raises concerns for highway safety and impact on existing blockages.
- Consider creating a new entrance on Pampisford, although there are already concerns about traffic and road safety along that route.
- Pedestrian access to Granta Park - Sections 3.6 and 3.7 of the Travel Plan state that there are pedestrian footways linking Great and Little Abington to Granta Park. This is incorrect.
- Noise from the site is already a problem which has not been satisfactorily resolved since it was first reported to SCDC several years ago.
- There needs to be adequate on-site parking for buses
- Impact on wildlife and biodiversity (light and noise)
- The linear belt of trees that is adjacent to the proposed building is called Lagden's Grove and is part of the landscaping of Abington Hall, a Grade II listed building.
- Finally, the Parish Council queried if SCDC still has a copy of the masterplan agreed when development of the site was first proposed and if this and other recent developments are compliant with it.

24. **Access Officer** – comments.

It may be better to have blue badge parking on each floor clustered nearer to the lift core. Any double doors need to be electrically opened or be asymmetrical with one leaf being a minimum of 900mm. Hearing loops required in rooms, consider a changing places toilet and the standard accessible toilets should be divided equally between left-hand and right-hand transfer.

25. **Air Quality Officer** – No objection.

Recommend conditions to secure the provision of EV charging infrastructure in 15% of total parking spaces as proposed in the Transport Assessment and details for emission ratings (boiler and combined heat and power system).

26. **Anglian Water** – No objection.

The foul drainage from this development is in the catchment of Linton Water Recycling Centre that will have available capacity for these flows

27. **Contaminated Land Officer** – No objection.

Recommend conditions requiring the submission of a Phase 2 site investigation strategy, a Phase 2 intrusive site investigation report and a phase 3 remediation strategy, implantation of the phase 3 remediation strategy, a phase 4 verification/validation report and the identification of additional or unexpected contamination.

28. **Designing Out Crime Officer** – No objection.

29. **Development Officer (Health Specialist)** – No objection.

30. **Ecology Officer** – Support.

The Biodiversity Net Gain Assessment (MKA Ecology, November 2021) and the Biodiversity Net Gain Calculation Tool Metric 3.0 include additional ecological enhancement measures within the wider ownership of the applicant to achieve 10% net gain: a net gain in habitat biodiversity units of 10.83% and a net gain in linear hedgerow units of 10.05%.

These additional measures should be secured through the Landscape and Ecology Management Plan, together with the other enhancements, including bird and bat boxes, bee lawns and appropriate planting regimes (Biodiversity Net Gain Assessment (MKA Ecology, November 2021)).

Recommend conditions to secure works in accordance with the Preliminary Ecological Appraisal, the submission of a Construction Ecological Management Plan, a Landscape Ecological Management Plan and a lighting design strategy for biodiversity.

31. **Environment Agency** – No objection.

Recommend conditions for contamination details (preliminary risk assessment, a remediation strategy, verification report, the identification of unexpected contamination), a scheme for surface water disposal and details of piling or any other foundation designs and investigation boreholes.

32. **Environmental Health Officer** – No objection.

33. **Landscape Officer** – comments (summary).

The Landscape and Visual Assessment of the site concludes that there will be limited landscape effects as the site is low lying and surrounded by areas of woodland. Landscape effects on Granta Park itself would also be limited as the development proposed is similar to that already existing, and forms part of a planned campus - style research park. Visual effects to users of the wider landscape will also be limited due to the surrounding woodland belts. Users of Granta Park will experience a greater visual change, but this is seen in the context of the adjacent, similar buildings and the planned nature of the park.

The scale and form of the proposed buildings follow on from more recent buildings to the east of Granta Park and the refurbished Portland Building. The scale and prominence of the building will form a landmark, and it will be prominent in some approaching views above the existing buffer planting. However, external harmful landscape and visual effects are likely to be limited.

However, some landscape and visual effects may be greater than is stated in the report as the building is large and taller than the average on Granta Park, the new building will form a visible part of the entrance to Granta Park over the perimeter vegetation, the development will take a far larger footprint on the plot than most other sites on the Park.

The DAS comprehensively sets out landscape design concepts for the site, including character areas, water management, treatment to frontages, pedestrian areas, 'pocket spaces', buffers between buildings, street furniture, terrace area and a proposed tree palette. Photographs at Figs 11.14-11.16 and plans show the intended character of the landscape area and indicate a lush and dense style of planting that defines spaces and separates the plot landscape from the northern access road. The DAS also suggests potential changes to existing wider landscape treatments to link to proposed new landscapes around buildings, including this site.

This approach is welcome, and to be encouraged. However, the landscape proposals need to be co-ordinated so that they are achievable and can link to proposals for the wider landscape.

Its landscape relationship to the parkland may be more difficult as large buildings take up the majority of the plot - more so than other recent developments at Granta Park – and so the surrounding landscape will have to be carefully designed to provide a setting for the building. The site will have a

different character to its surroundings, and some work will be needed to ensure that it does not appear as a separate 'island'.

A significant proportion of the external space is taken up by service areas and parking, through which people arriving by car or cycle will have to pass on their way to the main entrance. These areas will also have to be designed to ensure that they form part of the landscape and act as an introduction to the building.

Details should be provided to show the construction of the attenuation areas

Note: no formal response received to amended plans and developer response to original comments.

34. **Lead Local Flood Authority** – No objection.

Recommend conditions requiring the submission of a detailed design of the surface water drainage of the site and the avoidance of additional surface water run-off during construction works.

35. **Local Highways Authority** – No objection.

Recommend a condition requiring the submission of a traffic management plan.

36. **Sustainable Drainage Engineer** – No objection.

Recommend conditions requiring details of a surface water drainage scheme for the site, long term maintenance arrangements for the surface water drainage system and a scheme of foul water drainage.

37. **Sustainability Officer** – No objection.

Recommend conditions requiring the approved renewable/low carbon energy technologies to be fully installed and operation and be evidenced by energy and carbon modelling calculations demonstrating that a minimum of 10% carbon emissions has been achieved, the submission of a BRE issues design stage certificate and the submission of a BRE issued post construction certificate.

38. **Transport Assessment Team** – No objection

Recommend a condition requiring the submission of a Travel Plan and a contribution of £390,613 to the Cambridge South Eastern Transport (CSET) phases 1 and 2 or Linton Greenway.

39. **Trees Officer** – No objection

Recommend a condition requiring the submission of a detailed Arboricultural Method Statement and Tree Protection Strategy.



#### 40. **Urban Design Officer** – Support

The proposals have been through a comprehensive pre-application process, including a series of design workshops with officers and presentation to the Design Enabling Panel independent design review service.

##### Layout

The proposed layout is well considered: The pedestrian, vehicular and cycle routes are well positioned to connect the site with the wider Granta Park surroundings. The main building is set at 11-12m from the woodland trees ensuring good outlook and lighting for the users. The Multi-Storey Car Park (MSCP) is also positioned away from the trees to ensure adequate lighting and to minimise impact on the trees. All full height glazing is included in the main building to address the central green space. Landscape screening have been provided to manage ground floor experiences. The bicycle shelter is incorporated into the decked parking at ground level to create a better quality public realm. Cyclist will use the main entrance to the decked parking from the North of Franklin Building via dedicated cycle access. This would minimise traffic conflicts with the delivery vehicle.

##### Massing, Scale, Height and Elevational Treatment

Following the pre-application engagement, the following key changes were made to the overall design:

1. Massing and scale: the main building has a cascading massing and articulation with a new external roof garden to reduce its bulk and massing. The massing of the main building and of the MSCP is considered acceptable.
2. Height and Massing: The height of the main building was reduced to better relate to the existing building with a significant setback on the upper floor and the roof plant level. The height of the main building and of the MSCP is considered acceptable. A Roof Top Plant condition can be imposed to ensure the its design is of a high quality to minimise visual impact.
3. Elevational treatment: Material palette has been refined to address the prominence of the main building. The architectural language for the main building and the MSCP is considered appropriate.
4. Solar shading design: Reduced clear glazing and additional solar shading. The proportions of the glazing elements are acceptable.
5. Health and well-being of staff: New external local amenity with break out spaces with benching, etc. have been added to the South East. This is welcome.
6. Sense of arrival: Lighting has been refined to feature South Eastern Façade to enhance arrival experience.
7. Landscape strategy: it connects the proposed buildings with the overall park settings. The landscaped garden at the upper level forms a major new amenity for the occupants and helps engage with the wider park landscape features.

Recommend conditions requiring details of external materials, a sample panel of brickwork, cycle parking and roof top plant.

## Representations from members of the public

41. 7 representations of objection, including a duplication, from 6 residents/properties have been received. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

### Biodiversity

- Loss of green space and habitat for wildlife.

### Character / Landscape

- Design is out of keeping with the rural environment and nearby villages.
- Detrimental impact on views and scenery.
- Scale of building taller than surrounding buildings and trees, therefore intrusive and protrude above existing skyline resulting in significant visual impact.
- Significant detrimental harm to existing valued landscape.

### Highway Safety / Transport

- 418 car parking spaces for 600 staff makes a mockery of the park's suggestion that their transport policy is to encourage sustainable transport use.
- Danger to pedestrians (no footpaths on many roads surrounding the Park).
- Increase in traffic to the site.
- Lack of accessibility to local residents (few pavements and no cycle paths).
- No more buildings should be approved at Granta Park until they have provided suitable access to the park to village residents to traverse the park via multiple entries. Current restrictions are dangerous (no footpath from village).

### Flood Risk / Drainage

- Unclear whether sufficient consideration has been given to siting of building beside or within the flood plain of the River Granta.

### Other Matters

- Don't want more expansion, ruining the village – unable to use their amenities, staff flood schools with their kids so locals fight for places, highway safety at roundabout.
- Granta Park have not completed infrastructure improvements currently, no further development should be granted until this is done.
- Increase in light pollution.
- Negative impacts of this development greatly outweigh any benefits.
- Noise pollution.
- Proposal is speculative insofar as there is no tenant in waiting requiring a building much taller than the surrounding others for technical reasons.

42. 3 representations in support of the proposal, Gilead Sciences International Ltd (Flowers Building, Granta Park), TWI Ltd (Granta Park) and Abington Kennels have been received. Full redacted versions of these comments can be found on

the Council's website. In summary the following comments of support have been provided:

- The scheme has been carefully designed to ensure that an exemplary high quality building is brought forward at this prominent location of the Park.
- The proposed scheme aims to achieve BREEM 'Excellent', WELL 'Gold' and Wiredscore 'Gold' accreditations in addition to an impressive reduction of 27.4% CO2 emissions through the introduction of renewable technologies – a significant uplift to the 10% reduction required under planning policy.
- There is an acute shortage of suitable laboratory and office stock at present in the Cambridge.
- Granta Park is an established location that provides the critical infrastructure and amenity offering to attract and retain best in class talent and we are keen to see these proposals come to fruition.
- The sustainability initiatives and landscaping enhancements proposes are welcome.

## **The site and its surroundings**

43. The application site is located on Granta Park, an Established Employment Area within the parish of Great Abington, although not within its development framework boundary.
44. Granta Park is a science and research park providing laboratory and office accommodation across a 50-hectare site, established for over 20 years with a scientific population of over 3,700 people.
45. Buildings are focused on the edge of the Park, centred around a large internal open space that includes a cricket pitch and lake. The buildings are all large in size and scale with varying architectural styles and designed around the delivery of laboratory and office space. Car parking associated to each building is provided and occupies a relatively large footprint across the Park, although it is well integrated into the surroundings through extensive soft landscaping and tree planting that softens the areas and internal access roads.
46. Granta Park is surrounded by an established woodland belt, which is covered by a range of Tree Preservation Orders and plays an important role in integrating the large Park with its wider rural countryside surroundings.
47. Towards the easternmost boundary of the Park is Abington Hall, a Grade II\* Listed Building that is located within the Conservation Area for Great and Little Abington, which incorporates a small eastern portion of the Park.
48. The River Granta, a County Wildlife Site, runs close to the northern and part of the north-eastern boundaries of the site with areas surrounding the river designated as being in flood zones 2 and 3, which are almost entirely outside of the Granta Park employment designation. A lake is located centrally within the Park, functioning as part of the wider drainage solution, which is identified as being in flood zone 2.

49. The site itself comprises a vacant area of land to the west of the Park, adjacent to the main entrance and is known as Site 1 and encompasses a ground level car park to the rear of the existing Franklin Building. The western and northern boundaries of the application site abut the perimeter woodland while the main entrance and internal access road bound the southern and eastern boundaries. The site is located opposite the Flowers Building and the Franklin Building to the east
50. The vacant Site 1 benefits from established infrastructure and sits within the development framework envisaged by the original masterplan for the Park. The site is one of the few remaining prime development sites and is strategically well located close to the main site entrance.
51. The application site is located in flood zone 1 (low risk) and is not identified as an area at risk from surface water flooding.

## **The proposal**

52. This application is for full planning permission for the erection of a research and development building and associated decked car park, landscaping and associated infrastructure.
53. The development seeks to deliver an important building at a prime location in Granta Park that will provide a sustainable, efficient and flexible laboratory and office space. The building is designed to high sustainability criteria and will meet a BREEAM rating of 'Excellent' but is also targeting WELL rating 'Gold' and Wiredscore rating 'Gold'.
54. The proposed building is designed to be highly flexible and efficient, with a centralised core and able to accommodate a single or double tenancy per floor. The proposed building has a gross external area of 11,746 square metres (excluding roof plant) and could accommodate approximately 450 employees. The number of employees is subject to tenancy arrangements so the number of employees within the building may vary above and below this approximate figure over time.
55. The scheme includes the construction of a new decked car parking structure to accommodate the parking needs of the new research and development building and will also deliver a landscape strategy for the site and one that reflects the wider landscaping of Granta Park.

## **Planning Assessment**

56. The key issues to consider in the determination of this application are the principle of development, design / visual amenity, landscape impact / landscaping, biodiversity, trees, flood risk and drainage, highway safety, highway network and parking, renewables / climate change, noise, lighting, heritage impact, residential amenity, contamination, developer contributions and other matters.

## Principle of Development

57. The site is located outside of a defined development framework boundary. Policy S/7(2) 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 the plan will be permitted.
58. The site is located within Granta Park, which is designated as an Established Employment Area under Policy E/15 of the Local Plan. Policy E/15(1) states that in defined Established Employment Areas, redevelopment of existing buildings and appropriate development for employment use will be permitted.
59. The application seeks planning permission for erection of a research and development building and associated decked car park, landscaping and associated infrastructure.
60. The principle of development is therefore in accordance with Policy E/15 of the Local Plan.
61. There are several other local and national policies that have relevance to the principle of development.
62. Policy S/2 of the Local Plan sets out the six objectives of the Local Plan, one of which is to support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology-based industries, research, and education; and supporting the rural economy.
63. Policy E/9 of the Local Plan deals with the promotion of clusters and details 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 several sectors including biotechnology and biomedical, high-technology manufacturing, research and development, clean technology and other locally driven clusters as they emerge.
64. The supporting text in paragraph 8.47 of the Local Plan details that Policy E/9 seeks to ensure major sites continue to deliver land and buildings suitable for the future development of the high-tech clusters.
65. At a national level, chapter 6 of the National Planning Policy Framework (NPPF) deals with building a strong, competitive economy.
66. Paragraph 81 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

67. Paragraph 83 of the NPPF states that planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.
68. Paragraph 84 of the NPPF states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
69. Paragraph 86 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.
70. Great Abington Parish Council and one third party representation raise concern that the proposal is speculative insofar as there is no tenant in waiting requiring a building that is much taller than the other buildings on the Park.
71. The principle of development is supported by adopted policy and therefore the development is not speculative in that regard. Relevant adopted policy does not require formal evidence of tenancy or a business case in this instance, details which are often private and sensitive for non-material planning reasons. Therefore, no objection to the proposal is raised in terms of being 'speculative'.
72. There is no in-principle objection to the proposed development, which would accord with Policies S/2, E/9 and E/15 of the Local Plan and NPPF guidance as noted above.

### **Design / Visual Amenity**

73. The application seeks to deliver a striking building at a prime location within Granta Park that will offer an efficient and flexible laboratory and office space with a centralised core and ability to accommodate a single or double tenancy per floor. The development also seeks to provide a multi-storey car park structure that would provide parking for the new building and for the existing Franklin Building adjacent to the site.
74. The proposed new building within Site 1 will follow the Granta Park Masterplan Design Guide and the strategies and design objectives to respond to the fact that the Park has been substantially developed.

75. The development is located within the northern designated building zone of the Guide, defined as areas best suited for individual buildings with occupiers requiring 10,000 to 50,000 square feet (930sqm to 5,645sqm). Parking and servicing are placed to the rear of the development, as defined by the Guide's prime sight lines and service yards and plant guidance. The frontage of the main building is set back approximately 15 metres, more than the recommended minimum 7 metre set back of the Guide, orientated with its front elevation facing into the Park, again responding to prime sight lines.
76. In respect of building height the Guide details in Section 2.5 that buildings on Granta Park will be two storeys unless otherwise agreed; buildings of a greater height may be acceptable where it becomes appropriate to vary the silhouette or provide key landmark features.
77. The application has been subject to formal consultation with the Council's Urban Design Officer, who is supportive of the proposed development subject to conditions to secure key details of materials and roof top plant.
78. The proposal has also been considered by the Council's Design and Enabling Panel during pre-application discussions, who considered the site to be suitable for a large 'statement' building due to the gateway location and were supportive of the design approach in making a positive contribution to Granta Park.

#### Scale

79. The proposed main building is a four-storey building with roof plant. It has a general height of approximately 18.9 metres and a maximum height of approximately 22.5 metres including the roof plant enclosure (excluding flues). Several key design elements have been incorporated to reduce the overall mass of the building, notably the significant setback on the upper floor and at roof plant level.
80. The front elevation of the fourth floor has been recessed by approximately 4.2 metres, reducing the bulk of the development and provides an open terraced area at the front of the building. The roof plant enclosure above is recessed a further 6.2 metres on the front elevation and 3.5 metres on the rear and side elevations above the fourth floor.
81. The upper level set back assists in visually reducing the overall perception of the height experienced from the road frontage within the Park and from views outside of the site, articulated further through the use of the external material palette. The set back approach also assists the height and massing of the new building in respect of its relationship with existing buildings within the Park and its general surroundings, noting similar approaches across the Park.
82. Although a tall building, the proposal is comparable in scale to existing buildings within Granta Park, noting that ground levels fall slightly in an eastward direction across the Park.

83. The Flowers Building (Site 6, Gilead), located to the east of the application site, is a three storey building with plant above, providing a general height of approximately 15 metres and a maximum height of approximately 19 metres including the roof plant enclosure (excluding flues). The roof plant enclosure is recessed above the third floor to reduce the overall bulk and mass of the building.
84. The Illumina Building, which is located on the south-eastern edge of the Park, is a three storey building with plant above, providing a general height of approximately 14.5 metres and a maximum height of approximately 19.1 metres including the roof plant enclosure (excluding flues). Again, the roof plant enclosure is recessed above the third floor to reduce the overall bulk and mass of the building.
85. The Phase 2 Zone 2 development towards the southeast of the Park, currently under consideration through reserved matters application 21/05165/REM, seeks to provide multiple buildings with maximum heights ranging between approximately 13.2 metres to 17.8 metres (excluding flues). Although scale is a reserved matter that is under consideration, the general scale of the buildings was established as part of the outline consent for the development, reference S/1110/15/OL, where several masterplans were secured as approved plans. In design terms the proposed buildings adopt a similar approach by recessing the roof plants, contributing positively towards reducing the overall mass and bulk that is perceived.
86. Officers therefore consider that the scale of the proposed development, although taller than existing buildings within the Park, is compatible with the general scale of the location and responsive to its important location at the entrance to the park.
87. Noting that the roof top plant will be one of the more evident elements of the building within the site and wider surroundings, officers consider it reasonable to impose a condition requiring details of the enclosure to ensure its design is of a high quality and to minimise visual impact, as noted in the comments of the Council's Urban Design Officer.
88. The multi-storey car park, as amended, has a general height of approximately 13.1 metres, with a maximum height of approximately 16.4 metres on two small enclosures at either end of the car park that provide pedestrian stair access to the upper deck. Apart from small elements of these enclosures the height of the car park sits beneath the canopy level of the trees to the north and west of the site and behind the existing Franklin Building, which is comparable in height.
89. Visuals contained within the Design and Access statement demonstrate how the scale of the proposed development would relate to existing buildings within the Park. The illustrations show that the proposed main building would be of a compatible scale that would not appear at odds with the varied scale of surrounding development within the Park. Given the scale of the proposed car park and surrounding development, the car park would be largely obscured from view.



90. With reference to national policy, chapter 11 of the NPPF provides guidance on making effective use of land with paragraph 120 detailing that planning decisions should, among other things, promote and support the development of under-utilised land.
91. The proposed scale of the development seeks to make best use of a prime development parcel within Granta Park while responding to its context.
92. Overall, the scale of development is considered acceptable and compatible with its location as part of Granta Park.
93. How the scale of the proposed buildings impact on the wider landscape character is considered later in this report.

#### Appearance

94. The proposed development seeks to provide a new state of the art laboratory and office space with a vision is to deliver a building of the highest design quality.
95. The Design and Access Statement details the approach to the building envelope and appearance in Section 7. It sets out that the eastern frontage follows the principle of 'visual stratification' using vertical lines to create a 'base – middle – head'. The ground floor (base) with wider vertical lines anchors the building, the middle with double storey articulation leads the eye towards to top and an angled or splayed soffit acts as a feature / head completing the visual experience. The recessed top floor is then set with denser vertical lines to make it visually reticent which acts as an extension to the head and visually sets even further from the front.
96. The set back arrangement of the upper floors and unique splayed soffit and ground floor articulation creates added architectural interest and helps to animate the arrival experience, with a double height entrance lobby further strengthening the sense of arrival. Furthermore, the fourth floor terrace at the front of the building provides an opportunity to include additional soft landscaping and planting that will add further interest to the overall appearance of the building.
97. The material palette, which seeks to add interest while addressing the prominence of the site, provides a balanced selection of material texture and colour including full height glazing, GRC fibre cement façade panels, PPC aluminium panels with matt finish and bronze tone aluminium brise soleil to compliment the natural concrete panel finish.
98. The decked car park is located discretely behind the Franklin Building and utilises a Profiled Metal Screen with a Green Wall with Planting Trellis and wooden cladding to sit alongside the woodland tree belt and offer an interesting and responsive architectural approach.

99. With reference to national policy, chapter 12 of the NPPF provides guidance on achieving well designed places, with paragraph 126 detailing that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
100. The proposed development is considered to represent a high-quality design that adds interest and variety through its design and appearance. Noting the comments of the Council's Urban Design Officer, officers consider it reasonable and necessary to impose conditions requiring details of materials and sample panels to be submitted and agreed to ensure that the quality of development is taken through to completion in a manner which is fully compatible with its location.
101. Overall, the appearance of development is one of high-quality that is compatible with its location as part of Granta Park.

#### Layout

102. The proposed layout is well considered with the pedestrian, vehicular and cycle routes well positioned to connect the site with the wider Granta Park surroundings. The layout incorporates a feature landscaped frontage, a loading / delivery zone (servicing) to the rear of the building and does not impact on the existing green woodland buffer, which is to be retained. Further landscape screening is to be provided to carefully manage ground floor experiences.
103. The main building is located centrally within the southern portion of the site, set in from the access road to the front and away from the woodland to the south and west. The building is set approximately 11 to 12 metres from the woodland trees ensuring a good outlook for occupiers of the building, with the primary elevation facing over the central open space within the Park with full height glazing to address the central space.
104. The proposed multi-storey car park is located to the rear of the existing Franklin Building within the northern portion of the site, again stepped away from the boundary woodland to the north west to ensure adequate lighting and to minimise the impact on trees. The car park also incorporates the cycle store provision, removing the need to provide a separate structure for this element of the development. The proposed car park, by virtue of its layout and scale, would not be overly prominent within the site, with limited views available between existing buildings along access roads and over areas of soft landscaping.
105. The layout incorporates hard and soft landscaping to the front of the site, new tree planting, street furniture and a range of materials for surface treatments. Landscaping is considered in more detail later in the report, however, the general approach within the layout of the development provides an appropriate and responsive landscape solution that makes a positive contribution to the proposed development and its wider surroundings.

## Conclusion

106. Officers acknowledge that the proposed development will provide a large main building within Granta Park. However, it is also acknowledged that the site will act as an important gateway into Granta Park and as such provides the opportunity for a striking building at this prime location, while ensuring that it is responsive to its surroundings and context.
107. The visuals contained with the Design and Access Statement illustrate how the proposed building would sit within the context of the park and appear as a natural and high-quality addition that is compatible with its location in terms of layout, scale and appearance and would make a positive contribution to its surroundings.
108. Overall, the proposed development is considered to be of a high-quality design that contributes positively to its surroundings, in accordance with Policies HQ/1 and E/15(3) of the Local Plan and NPPF guidance.

## **Landscape Impact / Landscaping**

109. The application is supported by a Landscape and Visual Appraisal (Liz Lake Associates, August 2021) and a Landscape and Visual Appraisal - Addendum (Liz Lake Associates, November 2021). The Appraisal seeks to identify the likely landscape and visual effects of the proposed development and to assess the significance of those effects. Several appendices / figures accompany the Appraisal and provide a visual guide to the assessment undertaken.
110. The Appraisal details that the application site is flat and lies on the western edge of Granta Park adjacent to the main entrance. Between the site and the entrance road is an existing woodland approximately 12 metres deep, which contains a mix of evergreen and deciduous trees which help to provide a good year-round screen to the Park. Along the western edge of Granta Park and the application site the woodland belt is approximately 35 metres deep. To the south of the Park the tree belt continues along the northern side of Pampisford Road, which provides further screening (as well as running along the northern edge of the Park).
111. The Appraisal highlights that buildings are focused on the edge of the Park, centred around a large internal open space. Buildings are large in scale but despite the potential for them to be intrusive into the surrounding countryside the woodland surrounding Granta Park, together with the extensive tree planting and landscaping throughout the Park, allows the buildings to provide an unobtrusive form of development with limited appreciation from the surrounding landscape.
112. The Appraisal considers that given the separation of the site from the wider countryside and its association to the existing Park complex, the application site makes a limited contribution to the character of the surrounding landscape.

113. The Appraisal assesses the proposed development and its potential impact on the landscape. It notes the design qualities of the scheme and how it has been designed to integrate into the surrounding Park as well as within the surrounding landscape. The scheme has incorporated measures that will manage change and help absorb the development into the landscape including the retention of existing tree belts, siting of the building and car park away from the tree belt, and a landscape design to compliment the Park.
114. It details that recommendations have been incorporated into the proposals which successfully mitigate potential adverse landscape and visual effects and help to integrate the proposed development into this location.
115. The report concludes that new building within Site 1 will follow the Granta Park Masterplan Design Guide and that the woodland surrounding the Park, alongside extensive tree planting and landscaping throughout the surrounding countryside, will allow development within the site to be readily accommodated with limited appreciation from within the surrounding landscape.
116. The conclusion further details that the impact of the new building is considered to result in a Slight Adverse to Negligible Effect on the landscape resource and landscape character once constructed, and once the landscape scheme has established the longer-term effect is Negligible overall.
117. In visual terms the new buildings will sit alongside existing structures and the visual effects of the development will be limited in nature, with the greatest effect from users of the local roads travelling past the site and the site entrance. It acknowledges that the additional development will result in more distinct views of built form within the Park but that this is unlikely to be intrusive with most effects only being of a Slight Adverse effect at completion, softened by existing woodland.
118. The applicant has provided further supporting information in the form of a Verified Views document, which comprises verified visuals of the proposed development from the surrounding area and includes a tree study that sets out exiting tree heights and anticipated growth over a 5-year and 10-year period.

#### Landscape Impact Assessment

119. Officers are satisfied that the proposed development will sit appropriately within the context of the existing Granta Park development when viewed from within the Park, as detailed above when considering design and layout.
120. Officers acknowledge that elements of the proposed development will be visible from outside of the application site, by virtue of the scale of the proposed building. However, the areas from which the development would be observed are limited and restricted to transient locations around the main entrance to Granta Park.
121. As noted in paragraph 3.5.1 of the Appraisal, visual receptors of higher sensitivity and the greatest susceptibility to change include residents at home

(private viewpoints), areas of outdoor recreation (including public rights of way) and places of work. Transport routes are considered less sensitive to changes in visual amenity.

122. Officers are satisfied that the proposed development would have a negligible impact on the existing landscape from wider views of the site from areas including Bourn Bridge Road to the north, Pampisford Road to the south and the A11 and A505 to the west.
123. Although the presence of new built form may be observed from long distance views from the north and south, views would be limited and akin to how existing buildings are currently perceived on the Park, mitigated by the substantial woodland surrounding the Park, alongside extensive tree planting and landscaping throughout the surrounding countryside.
124. The key consideration is therefore the landscape impact of the proposed development from closer vantage points.
125. As noted above, the building is a four-storey building with roof plant. It has a general height of approximately 18.9 metres and a maximum height of approximately 22.5 metres including the roof plant enclosure.
126. The southern tree belt, which has a depth of approximately 12 metres, has a height of approximately 10 metres, which is projected to grow to 14 metres in 5-years and 17 metres in 10-years. The western tree belt, which has a depth of approximately 35 metres, has a height of approximately 14 metres, which is projected to grow to 18 metres in 5-years and 21 metres in 10-years.
127. Officers therefore acknowledge that the building would sit above the surrounding tree belts and be visible from external views.
128. However, when observing the development from outside the site and considering the degree of visual intrusion there are key design elements to note that contribute towards mitigating the impact of the proposed development, particularly when observed from street level.
129. The proposed building is set into the site and away from the existing tree belts, with a separation distance of approximately 12 metres from the rear western tree belt and at least 10 metres from the southern tree belt (side). By siting the proposed building away from the two tree belts, its visual prominence is reduced from external views near to the Granta Park entrance. Furthermore, the plant enclosure has been recessed into the roof space by approximately 3.5 metres, a design feature that reduces the overall mass of the proposed building.
130. How the building would be perceived from Newmarket Road and the entrance to Granta Park on approach is demonstrated on the Building and Woodlands Height Section Study Plan.
131. The Section Study illustrates that when viewing the site from street level along Newmarket Road, the western tree belt would screen views by virtue of its

height relative to the height and siting of the proposed building. Views from the south towards the entrance to Granta Park would also be restricted to the top half of the fourth floor and the roof plant enclosure given the height of the tree belt and the relative height of the proposed building.

132. The most evident view of the proposed building will be along Station Road on approach to Granta Park from the west where a bridge crosses the A11. Here direct views towards the entrance to Granta Park are available as the road rises, although it is noted that by virtue of the topography of the road and surroundings views will not be readily available until approximately 250 metres from the site entrance. Again, these views would be transient views towards the entrance to the site.
133. The Verified Views document, alongside the relevant Section Plans, further demonstrate that views of the proposed development are limited to transient views near to the entrance to the site. It is notable that two visuals have been provided within the document, one showing the proposed building against the current height of the tree belts and one showing the proposed building against the anticipated growth of the tree belts in 10-years' time. The continued growth of the western and southern tree belts would further mitigate the visual impact of the proposed building on the surrounding landscape. Nonetheless, transient views would be available to varying degrees over time.
134. Being sited on the edge of Granta Park, an established employment area, the introduction of a built form of development is not out of context. There is no significant visual harm that would warrant a refusal of the application, given that the impact is limited to local transient views of the site at the entrance to Granta Park, noting that the impact will reduce as the surrounding woodlands mature and that this is an attractive and well-designed building that deserves a degree of prominence given the plot location.
135. In term of the proposed multi-storey car park, by virtue of its scale and siting, the structure will not be evident in external views towards the site.
136. The car park, as amended, has a general height of approximately 13.1 metres, with a maximum height of approximately 16.4 metres on two small enclosures at either end of the car park that provide pedestrian stair access to the upper deck. Apart from small elements of these enclosures the height of the car park sits beneath the canopy level of the trees to the west of the site, which is around approximately 14 metres in height, and to the north-west of the site which is approximately 18 metres. Both tree belts are anticipated to grow in height over a 10-year period further screening the development.
137. Officers are therefore satisfied that the proposed multi-storey car park would not represent an intrusive built form of development into the surrounding landscape and would be satisfactorily assimilated into the site and its surroundings.
138. With reference to national policy, chapter 15 of the NPPF provides guidance on conserving and enhancing the natural environment, with paragraph 174 detailing that planning decisions should contribute to and enhance the natural

and local environment by recognising the intrinsic character and beauty of the countryside.

139. Overall, officers acknowledge that the proposed building would be evident in restricted transient views on approach to the site while the car park would be screened. However, although a change to the current character where built form is largely absent on the western edge Granta Park, the proposed building is not considered to result in significant harm to the local landscape character, which will be further integrated into its surroundings as existing landscaping continues to mature. Furthermore, locations where the building will be observed are restricted and transient. Therefore, the extent of any harm arising to from the proposed development to the wider landscape is limited.
140. The proposal is considered to accord with Policies HQ/1 and NH/2 of the Local Plan and NPPF guidance.

#### Landscaping

141. In terms of landscaping within the site the application is supported by a range of plans that illustrate the landscape strategy for the development, including a Landscape Surface Finish Plan, while the landscape approach is described within the Design and Access Statement.
142. As part of a wider masterplan, the landscape proposals have considered how the site sits within the wider context of Granta Park, before considering the more immediate context within the boundaries of the site. The development, by virtue of its location, provides an opportunity to enhance the landscaping to the front of the site adjacent to the main site entrance to Granta Park and along the internal access road.
143. Several existing low quality trees will need to be removed to accommodate the proposed development, notably the multi-storey car park. However, extensive tree planting is proposed as part of the landscape strategy. Avenues of trees are to be planted and retained along the edge of the internal road and access road to the proposed building and car park, a detail that is characteristic to Granta Park.
144. The design of the frontage to the main building focuses on creating an attractive pedestrian environment which forms the foreground to the main building and incorporates landscape links in and around the site and wider Park with trees and planting creating a visual continuity along the building frontage. Several pocket spaces have been incorporated into the layout, complementing the space provided on the building terrace and the wider Granta Park green to the east, providing a further external break out space.
145. The buffer area to the south of the proposed building will incorporate tree planting and landscape features that form part of the water attenuation strategy. An existing area of landscaping to the north of the Franklin Building is retained, with new hedge planting proposed to mitigate the impact of the access road to the car park. Landscape works to the north of the car park will include additional

tree planting. The general planting strategy seeks to enhance wildlife habitats, promote sustainable planting, and improve local biodiversity.

146. A range of surface treatments are proposed to contribute positively to the character of the site, while performing a practical function as part of the overall drainage solution. Street furniture including seating areas are proposed at the entrance space and along the pathway to the buildings.
147. The application has been subject to formal consultation with the Council's Landscape Officer, who raises no objection to the proposed development, although raised some initial queries. No formal response has been received to the amended details, but officers are satisfied that the approach to landscaping within the site is appropriate and compatible with the site's context.
148. To ensure appropriate detailing officers consider it reasonable and necessary to impose a condition requiring a detailed scheme of hard and soft landscaping, noting that separate tree and biodiversity conditions will also contribute positively to the final scheme. A landscape compliance condition is also recommended.
149. Subject to the recommended conditions, officers consider that the proposal would accord with Policies HQ/1 and NH/4 of the Local Plan.

## **Biodiversity**

150. The application is supported by a Preliminary Ecological Appraisal (MKA Ecology, April 2021), a Biodiversity Net Gain Assessment (MKA Ecology, September 2021) and, as amended, a Biodiversity Net Gain Assessment (MKA Ecology, November 2021) and a Biodiversity Net Gain Calculation Tool Metric 3.0.
151. The Appraisal outlines key ecological issues for consideration, recommendations for further work and ecological enhancements where appropriate.
152. The Appraisal identifies that there is potential for impact on the River Granta County Wildlife Site (CWS), which has the potential to impact white-clawed crayfish populations but can be sufficiently addressed through an appropriate drainage strategy for the site. The Appraisal found no evidence of badgers currently using the site, but the Appraisal recommends that repeat surveys are undertaken at least 30 days before commencement of works. The Appraisal recommends that vegetation and building clearance be undertaken outside the bird breeding season and that a Construction Environmental Management Plan be developed to cover protection of ecological features during construction.
153. The Appraisal sets out that there is scope to enhance biodiversity on the site through tree planting, bee lawn establishment and sowing the swales with a wildflower seed. Opportunities should be taken to integrate hedgehog highways into any boundary fences and a bird and bat box plan should be developed. The Appraisal recommends that a Landscape and Ecology Management Plan be



developed which details bird and bat boxes, and management of habitats post-development.

154. The Net Gain Assessment sets out the present state of the site to provide a baseline condition and explores proposed landscaping and enhancements arising from the proposal. To establish whether the proposed development will contribute positively to biodiversity a Defra Biodiversity Metric 3.0 has been completed and submitted.
155. In summary, the results demonstrate that the with proposed layout there will be a net gain in habitat biodiversity units of 10.83% and a net gain in linear hedgerow units of 10.05%. The Assessment concludes that the development will lead to a net gain in biodiversity, largely due to the enhancement of 1.6 hectares of off-site woodland within the wider ownership boundary for the site (secured via a Landscape and Ecological Management Plan condition).
156. The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions.
157. In consultation with the Council's Ecology Officer, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain.
158. In terms of protected habitats, the site lies within the Impact Risk Zone of two Sites of Special Scientific Interest (Alder Carr and Sawston Hall Meadows), but it does not meet the criteria for consultation with Natural England and so no further action is necessary in this regard. The site also lies within 2 kilometres of three County Wildlife Sites (CWS) and two Protected Road Verges. As noted in the submitted Appraisal, the River Granta CWS could be vulnerable to impact through run-off from the development, but with the recommended mitigation during construction and post-development as outlined in the Appraisal demonstrates that the development can be made acceptable. There is unlikely to be any impact to the other protected habitats.
159. A wildlife sensitive lighting scheme should be developed and secured by a condition of any consent, particularly as the adjacent habitats offer high quality foraging and commuting habitat for bats.
160. For priority species the site contains features which could potentially support breeding birds. All vegetation clearance and renovation work should therefore be scheduled outside the breeding season to avoid impacts on breeding birds.
161. A net gain in habitat biodiversity units of 10.83% and a net gain in linear hedgerow units of 10.05% is to be achieved, which can be secured through a Landscape and Ecology Management Plan, together with the other enhancements, including bird and bat boxes, bee lawns and appropriate planting regimes.

162. To ensure appropriate detailing in secured, several conditions have been recommended by the Council's Ecology Officer.
163. The first would require that all ecological measures and/or works shall be carried out in accordance with the details contained in the submitted Preliminary Ecological Appraisal to conserve and enhance ecological interests.
164. A condition requiring the submission of a Construction Ecological Management Plan, which would include details of measures to avoid or reduce impacts during construction, location and timing of sensitive works and the use of protective fences, exclusion barriers and warning signs if applicable, is recommended to conserve and enhance ecological interests.
165. A third condition would require the submission of a Landscape and Ecological Management Plan, to include details of management and how a minimum of 10% in biodiversity net gain will be achieved, management actions and ongoing monitoring and remedial measures, to ensure an appropriate landscape and ecological management plan is agreed.
166. A condition to secure a lighting design strategy for biodiversity is also recommended to ensure appropriate external lighting is used across the site, to conserve and protect ecological interests.
167. Noting the recommendations of the submitted Preliminary Ecological Appraisal, officers also consider that it is necessary to impose a condition requiring a repeat survey for the presence of badgers on the site and surrounding suitable habitat, at least 30 days prior to works commencing on site.
168. Officers consider these five conditions to be reasonable and necessary as part of any consent.
169. Subject to the recommended conditions, the proposal would accord with Policy NH/4 of the Local Plan and achieve a net gain in biodiversity.

## **Trees**

170. The areas of tree planting that surround Granta Park and form important perimeter landscaping are covered by several Tree Preservation Orders (TPO), one of which includes the tree belt along the western boundary of the application site. The trees that extend along the southern boundary of the site are not formally covered by a TPO but nonetheless form an important aspect of the perimeter and structural landscaping around the application site and Park. All these areas contribute positively to the landscape qualities of Granta Park.
171. The application is supported by a Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (Hayden's Arboricultural Consultants, July 2021). The information provides a preliminary consideration of the arboricultural implications arising from the proposed development.

172. The Assessment sets out that it is necessary to fell 25 individual trees, seven landscape features and sections of a further three landscape features to accommodate the proposed layout of the development.
173. The supporting Hayden's Plan (Prelim AIA, S700-D-AIA) illustrates that 24 of the individual trees to be removed are located outside of the TPO area and form landscape planting along the existing access road to the existing car park rear of the Franklin Building, along with trees that are planted in and around the car park itself. Three of the trees to be removed are categorised as Class B (moderate quality) while 20 are categorised as Class C (low quality). The other tree to be removed, which appears to fall within the TPO area (T029) has been categorised as Class U (trees in such condition that they cannot realistically be retained as living trees in the context of the current lands use for longer than 10 years).
174. The landscape features to be removed falling outside of the TPO area comprise a young sycamore, a dead tree, several small trees that have been planted within an amenity area of grass though stunted in form (Class U) and maintained hedgerows within the car park area. An area within the TPO (W001) has been identified as an unmanaged area that needs work and management, including pruning and removal as required.
175. The Assessment identifies that the alignment of the proposed building and car park does not encroach within the Root Protection Areas (RPA) of any trees that are to be retained. One of the proposed footpaths will encroach within an RPA but the use of modern no dig construction techniques will avoid harm to this area. The proposed vehicular drop off point and footpath slightly intrudes within an RPA of two trees to be retained but is only a minor influence on the RPA with linear root pruning recommended to avoid the need for specialist no dig construction at this location.
176. The Assessment confirms that all trees and landscape features that are to remain as part of the development should suffer no structural damage provided that the findings with the Assessment are complied with.
177. The Assessment recommends that all measures outlined in the report are implemented to provide protection to retained trees during the development process and that a detailed Arboricultural Method Statement & Tree Protection Plan should be provided if planning permission is granted.
178. In terms of new planting, officers acknowledge that the application is supported by a range of layout and landscape plans that illustrate how the proposed development would be integrated with its surroundings. The landscape plans illustrate that a range of new trees and hedgerows are to be planted in and around the proposed development (more than is to be lost), details that can be secured by condition as noted above.
179. The application has been subject to formal consultation with the Council's Trees Officer, who raises no objection to the proposal and comments that the Assessment submitted is sufficient for this stage of the application. The

Council's Trees Officer recommends that a further detailed tree protection plan is required should the application be approved.

180. In consultation with the Council's Trees Officer and in line with the recommendations of the submitted Assessment, officers consider it reasonable and necessary to impose a condition requiring the submission of a detailed Arboricultural Method Statement and Tree Protection Strategy prior to any works in site. Such a condition would ensure appropriate protection of trees and landscape features to be retained and that works within sensitive areas (i.e., RPA's) are undertaken in the appropriate manner.
181. Subject to the recommended condition, the proposal would accord with Policy NH/4 of the Local Plan.

### **Flood Risk and Drainage**

182. The site is in Flood Zone 1 and is therefore considered as having low probability of flooding. The site is not identified as an area of surface water flooding.
183. The application is supported by a Flood Risk Assessment (Robmoll, July 2021) and, as amended, a Drainage Strategy and SuDS Report (Robmoll, October 2021) and an LLFA Planning Response Technical Note (Robmoll, October 2021), along with supporting technical drainage layout plans and calculations.
184. The Flood Risk Assessment confirms that the site is located entirely within Flood Zone 1 (low risk) which represents land having a less than 1 in 1000 annual probability of flooding from rivers or the sea. The site is at very low risk from flooding from rivers, with the main source of risk being the River Granta. Figure 5 of the Assessment illustrates that the extent of flood risk from the River Granta extends to approximately 20 metres from the site.
185. In terms of surface water flood risk, the Assessment confirms that the site is in an area of very low risk and therefore the risk of flooding of surface water is low.
186. The Assessment concludes that, in line with national guidance, the proposed development is an appropriate proposed land use for this location.
187. The Drainage Report and Technical Note set out that the proposed drainage strategy comprises infiltration and attenuation for surface water run-off co-ordinated with landscape SuDS features. These will attenuate surface water run-off on site before discharging into Granta Lake via an open channel to the north east of the site.
188. The application has been subject to formal consultation with Anglian Water, the Environment Agency, the Lead Local Flood Authority and the Council's Sustainable Drainage Engineer, with no objection raised to the proposed development, as amended, subject to conditions requiring details of appropriate drainage arrangements.

189. The Lead Local Flood Authority confirm that, as amended, the information submitted demonstrates that surface water from the proposed development can be managed through the use of infiltration and discharging via the wider site drainage ditch and lake, as per that previously approved at the outline planning stage.
190. The Lead Local Flood Authority also comment that the proposals decrease the overall impermeable area proposed at the site when compared with the previous planning approval, and will be providing a betterment in terms of discharge volumes in up to the 1% AEP event plus 30% CC. While recent additional assessment of the 1% AEP event plus 40% CC shows the discharge volume to slightly exceed that calculated during the previous planning stage, it's noted that multiple options have been outlined to attenuate and control this additional volume on site, and these will require further refinement at the detailed design stage once all site investigation data is available.
191. In consultation with the Lead Local Flood Authority and other relevant technical consultees, officers consider it reasonable and necessary to impose a condition requiring a detailed design of the surface water drainage scheme for the site to ensure the development can be adequately drained and that there is no increase flood risk on or off site. The condition will include the requirement to provide details of maintenance/adoption of the surface water drainage system.
192. A condition requiring details of how additional surface water run-off from the site will be avoided during the construction phase is also considered necessary to ensure surface water is managed appropriately during construction.
193. In terms of foul water drainage, no objection has been raised by Anglian Water or the Council's Sustainable Drainage Engineer, with Anglian Water confirming that the foul drainage from this development is in the catchment of Linton Water Recycling Centre that will have available capacity for these flows.
194. Officers consider it reasonable and necessary to impose a condition requiring the submission of a scheme for the provision and implementation of foul water drainage to reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage for the site.
195. Subject to the recommended conditions, officers are satisfied that the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

### **Highway Safety, Highway Network and Parking**

196. Vehicular access to Granta Park is provided from a five-arm roundabout to the west of the Park, which connects to the A11, A505 and local road network (Newmarket Road, Bourn Bridge Road and Pampisford Road). Pedestrian and cycle access to the site is also taken via the Granta Park roundabout.

197. The application is supported by a Transport Assessment (Ramboll, August 2021), a Travel Management Plan (Granta Park, May 2018) and, as amended, a 2022 Transport Assessment Addendum (Ramboll, January 2022).
198. The Assessment and Addendum sets out baseline conditions, undertaking an analysis of the accessibility of the site and the means of travel available to access Granta Park, acknowledging that a site wide Travel Plan (2017-2022) has been prepared for Granta Park, seeking a reduction in single car occupancy to approximately 53%. Traffic modelling has also been undertaken and four scenarios presented, concluding that there are no issues with capacity at the access road junction arising from the proposed development.
199. The Assessment also picks up on the post pandemic emerging changes/trends around working and travel arrangements, which includes hot desking arrangements and remote working, noting a reduction in vehicle trips generated by Granta Park when comparing the 2019 survey data and the 2021 survey data.
200. The Assessment includes a swept path analysis for the main vehicle types expected to access the site, comprising large car, waste truck and fire tender, which demonstrates that these vehicle types can access, circulate, park and exit the site without conflict.
201. The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions and mitigation packages.

#### Highway Safety and Highway Network

202. The proposed development does not result in any alteration to the existing access to Granta Park, nor is any alteration required as a direct consequence of the proposal.
203. The Local Highways Authority raise no objection to the proposal, recommending a condition to secure a traffic management plan.
204. Officers consider a construction traffic management plan condition reasonable as part of any consent in the interests of highway safety.
205. The Transport Assessment Team has reviewed the Transport Assessment and Addendum and are supportive of the details provided, agreeing with the traffic data, trip generation, assessment scenarios and traffic growth details provided alongside the junction modelling.
206. However, the Transport Assessment Team do comment that having reviewed the relative impacts of the development on the surrounding area and the A1307 and A505 corridors, there is a need for Granta Park to be connected to the surrounding public transport and cycling infrastructure, to ensure that Granta Park can reduce its car driver mode share further. The Team has therefore set

out that a mitigation package is essential to mitigate the impact of the development, through a travel plan condition and financial contribution towards transport improvements.

207. Officers consider it reasonable and necessary to impose a condition requiring the submission of a travel plan interests of encouraging sustainable travel to and from the site to ensure compliance with Policy TI/2 of the Local Plan. The financial contribution towards transport improvements is also considered necessary as part of any consent and is considered in more detail later in this report (developer contributions).
208. In consultation with the Local Highways Authority and Transport Assessment team the proposal is considered acceptable in terms of its impact on highway safety and the highway network, subject to appropriate conditions and a financial contribution towards highway improvements.
209. Subject to the recommended conditions the proposal would accord with Policies HQ/1 and TI/2 of the Local Plan.

#### Parking Provision

210. Policy TI/3 of the Local Plan sets out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Plan. For B1 business use car parking provision should be made at 1 space per 30sqm (for development over 2,500sqm) and 1 cycle parking space per 30sqm.
211. The site currently provides 71 parking spaces for the existing Franklin Building. The Planning Statement details that during the construction of the proposed multi-storey car park, users of the existing car park at the Franklin Building will temporarily use other car parks within Granta Park.
212. The proposed multi-storey car park, as amended, is to provide 374 parking spaces, delivering a net gain of 303 spaces directly associated to the proposed new building. 19 wheelchair accessible spaces are provided at ground level while five motorcycle spaces are also provided.
213. The proposed research and development building comprises approximately 11,746sqm gross external area (excluding roof plant). Taking the net gain figure of 303 spaces, the development provides parking provision at a standard of 1 space per 38sqm compared to the indicative 1 space per 30sqm by Policy TI/3 of the Local Plan.
214. The original multi-storey car park was to provide 413 spaces, which would have provided a net gain of 342 spaces equating to a ratio of 1 space per 34sqm, much closer to the indicative standards of Policy TI/3 of the Local Plan.
215. However, the initial comments of the Transport Assessment Team raised concerns that the site would accommodate approximately 469 employees and so would allow 73% of the staff to drive, a higher figure than the 2017 Travel

Plan survey results of 68% and the Travel Plan target car driver mode share of 53%. As a result, a reduction in the number of car parking spaces to be provided was requested by the Transport Assessment Team, resulting in the amended multi-storey car park providing 374 parking spaces.

216. In response to the amended proposal, the Transport Assessment Team has commented that the reduced provision will allow approximately 60% of staff to drive, which is much closer to the Travel Plan target, reflecting a balanced provision of parking and are supportive of the proposal.
217. Therefore, given the comments of the Transport Assessment Team and the existing Travel Plan target for car driver mode share, the number of car parking spaces is considered acceptable in this instance, although departing slightly from the incitive standards of Policy TI/3 of the Local Plan. Officers also acknowledge that a Travel Plan condition has been recommended by the Transport Assessment Team, which will in part seek to reduce car dependence.
218. In terms of electric vehicle charging points, taking the provision of 303 spaces directly attributed to the proposed new building, 152 spaces (approximately 50%) are to be provided with the necessary infrastructure to easily retrofit the charge point stations as demand requires (cable, ducting and spare power capacity). Of these spaces, 30 (approximately 10%) are to be fully installed and operational prior to occupation of the proposed building.
219. The Addendum to the Transport Assessment also indicates that the electric vehicle charging spaces are to be delivered on the upper levels of the multi storey car park with a view to minimising noise impact and help improve overall air quality on site and beyond.
220. Policy TI/3(3) of the Local Plan sets out that the Council will encourage innovative solutions to car parking, including incorporation of measures such as electric charging points. However, there is no set figure or minimum level of provision of charging points set out within the adopted Local Plan.
221. Although no weight can be given to the Greater Cambridge Local Plan: First Proposals at this time given the early stage of its development, officers note that draft Policy I/EV (Parking and electric vehicles) seeks that electric car charging points are provided for employment developments at a level of 30% with active charge points and 30% with passive.
222. Therefore, notwithstanding the absence of a currently adopted standard, the proposed provision of the necessary infrastructure for 152 electric vehicle charging points, 30 of which will be fully fitted and operational, is considered to represent a positive and forward-thinking approach and considered acceptable in this instance. The number of electric vehicle charging points and associated infrastructure to be provided can be secured by condition, a condition which officers consider reasonable and necessary as part of any consent.
223. Overall, the number of car parking spaces is considered acceptable.



224. In terms of cycle parking provision, a total of 88 spaces are proposed that are integrated into the ground floor of the proposed multi-storey car park.
225. No cycling facilities are currently provided on site or within the existing Franklin Building and therefore 88 spaces being provided is a net gain figure for the development.
226. The provision of 88 cycle parking spaces equates to a ratio of 1 space per 133sqm. This provision is much lower than the recommended 1 space per 30sqm as set out in Policy TI/3 of the Local Plan.
227. However, as noted in the comments of the Transport Assessment Team, with approximately 469 employees on the site this would cater for a 19% mode share which is above the current cycle use of 6%. Therefore, given that further cycle parking provision could be made available if required (secured through the detailing of the conditioned Travel Plan), the number of cycle parking spaces is considered acceptable in this instance.
228. Overall, the number of cycle parking spaces is considered acceptable.
229. The provision of the cycle spaces would be secured via an approved plans condition that would approve details of the proposed car park, while shower facilities are available within the main research building, again secured via an approved plans condition.
230. Subject to conditions for electric vehicle charging points and a Travel Plan, the proposal is considered to accord with the objectives of Policy TI/3 of the Local Plan.

## **Renewables / Climate Change**

231. The application is supported by a BREEAM Credit Analysis (KJ Tait Engineers, June 2021), a BREEAM Pre-Assessment Report (KJ Tait Engineers, May 2021), an Energy and Sustainability Statement (KJ Tait Engineers, August 2021), a Passive Design Feasibility Report (KJ Tait Engineers, July 2021), a Zero Carbon Technology Feasibility Study (KJ Tait Engineers, August 2021) and a Passive Design Feasibility Report (KJ Tait Engineers, July 2021).
232. The Pre-Assessment sets out that the minimum rating required by the applicant is 'Excellent'. The BREEAM shell and core pre-assessment that has been carried out for the development provides an initial baseline score of 67%, which suggests that the development currently sits within the 'Very Good' range, although further credits are being investigated which equate to an additional score of 9% which would result in a final rating of 'Excellent' (which requires at least a 70% score). The detail provided also set out that the water consumption for the development is to be designed to meet the requirements to achieve 2 credits from Wat01.
233. The development will be designed using a fabric first approach, incorporating a range of sustainability features including improved glazing performance, window

reveals and use of external shading devices to control solar gain and reduce overheating risk, building form designed to minimise energy use, LED lighting throughout with adaptive lighting controls, mechanical ventilation with heat recovery and combustion free (all-electric approach).

234. In terms of renewable technology, the documents include the results of a feasibility study of various renewable technologies which suggest that Air Source Heat Pumps and solar photovoltaic cells (covering 200sqm), are the most appropriate technology for achieving the required carbon reduction on the development.
235. The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposed development, recommending several conditions.
236. The Council's Sustainability Officer has commented that the low/zero carbon feasibility study does not provide all the detailed calculations required to confirm compliance with Policy CC/3 of the Local Plan and a 10% reduction of carbon emissions. However, following a review of the Energy and Sustainability Statement the Council's Sustainability Officer has confirmed that the information is available prior to determination and that the development will deliver sufficient reduction to meet/exceed policy requirements.
237. Section 2.2 of the Statement details that the total sitewide emissions have been 201,375 kg CO<sub>2</sub> per annum using SAP 10 carbon factors, with a saving of 75,833 kg CO<sub>2</sub> annum provided from renewable technologies, equating to a 27.4% reduction in the overall CO<sub>2</sub> emissions.
238. A condition is recommended that the renewable/low carbon technologies, as submitted in the Feasibility Study and Energy Statement, be installed and operation prior to occupation of the building.
239. Two further conditions relating to BREEAM have been recommended. The first would require the submission of a BRE issues Design Stage Certificate within six months of commencement of development required to detail that BREEAM 'Excellent' as a minimum will be met. The second would require the submission of a BRE issued post Construction Certificate within six months of occupation to demonstrate that the approved BREEAM rating has been met.
240. Officers consider the conditions, as noted above, to be reasonable and necessary as part of any consent to secure relevant appropriate detailing for an energy efficient and sustainable development in line with relevant policy.
241. Subject to the recommended conditions, the proposal is considered to accord with Policies CC/3 and CC/4 of the Local Plan.

## **Noise**

242. The application is supported by an Acoustics - Stage 2 Design document (Romboll, June 2021).

243. The Design document considers noise egress arising from the proposed development and that a baseline noise survey has been carried out, the result of which have been used to proposed plant noise emission limits. Plant noise emission limits, based on BREEAM Pol 05 criteria, have been set at the nearest residential properties (Bourn Bridge Cottages, Newmarket Road). An initial, minimum sound insulation performance of 30dB for all elements of the building envelope is also proposed.
244. Officers note that the Granta Park Design Guide (1998) contains guidance for noise control, stating in paragraph 2.12.1 (external environment) that the noise from plant and machinery, for example fume discharge fans, must be limited to less than 45dB at 10 metres from the source of the noise.
245. The Design documents detail that the Design Guide plant noise limits are more restrictive than the BREEAM Pol 05 criteria. Therefore, meeting the Design Guide noise plant noise limit would mean that the BREEAM Pol 05 requirement and typical planning requirements for plant noise are comfortably met.
246. The application has been subject to formal consultation with the Council's Environmental Health Team, who raise no objection.
247. To ensure the development does not result in any significant adverse noise impacts, a condition is recommended that the development be carried out in accordance with the submitted Acoustics Stage 2 Design document.
248. Subject to the recommended condition, the proposal is considered to accord with Policy SC/10 of the Local Plan.

## **Lighting**

249. The application is supported by an External Lighting Statement (KJ Tait Engineers, July 2021).
250. The Statement sets out that external lighting will be provided to enhance the architecture and amenity and will be designed, installed and operated to provide safe and secure environments, appropriate to the function and use of each area. External lighting is to be carefully detailed and integrated into the architecture and landscape of the scheme.
251. The application has been subject to formal consultation with the Council's Environmental Health Team, who raise no objection.
252. Officers acknowledge that several third-party representations raise concern over the potential light impact of the proposed development, although the site is some distance from the nearest residential property.
253. As noted above, in consultation with the Council's Ecology Officer, a condition requiring the submission of a lighting design strategy for biodiversity is to be attached as part of any consent. Such a condition would contribute towards ensuring that the proposed development does not give rise to adverse impact

on the local amenity of the area or surrounding countryside, as well as restricting the addition of any further external lighting without formal agreement.

254. Subject to the recommended condition, the proposal is considered to accord with Policy SC/9 of the Local Plan.

### **Heritage Impact**

255. Abington Hall, a Grade II\* Listed Building, is the nearest listed building to the site, located approximately 700 metres from the eastern boundary of the site. Abington Hall is located within the Conservation Area of Great and Little Abington, the western boundary of which is approximately 695 metres from the site.
256. To the west of the site is Pampisford Hall, a Grade II\* Listed Building located approximately 1,100 metres from the southwestern boundary of the site. Pampisford Hall is located within an area designated as a Historic Park and Garden, the north-eastern boundary of which is approximately 550 metres from the southwestern boundary of the site.
257. Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay special regard to the desirability of preserving or enhancing the character or appearance of that area.
258. Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses.
259. Policy NH/14 of the Local Plan sets out support for development proposals when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the NPPF. Policy HQ/1 of the Local Plan also requires development to conserve or enhance important natural and historic assets and their settings.
260. In terms of the potential impact of the development on the setting of Abington Hall, officers acknowledge that land levels fall from west to east across the site and therefore the application site is at a higher ground level than Abington Hall. However, there are several large existing buildings within Granta Park between the application site and Abington Hall, including the TWI Building immediately to the west of Abington Hall and the Flowers Building and Steinmetz Building further to the west. These existing buildings form intervening features such that the intervisibility between the proposed development and Abington Hall is negligible, noting the significant degree of separation between the two.
261. In respect of the potential impact on the Conservation Area to the east, for the reasons noted in the paragraph above, there is limited intervisibility between the proposed development and the Conservation Area, with a significant separation between the two.

262. Similarly, the degree of separation and intervening features between the proposed development and Pampisford Hall are such that there is no direct intervisibility. Pampisford Hall is over 1 kilometre from the site between which are significant amounts of tall mature established trees, forming the Historic Park and Garden, and Solopark Trading Estate which contains a range of buildings. The development is not considered to result in harm to the Historic Park and Garden.
263. The proposed development is therefore considered to preserve the setting of the nearest listed buildings and the Conservation Area to the east, all of which are some distance from the site with negligible to no intervisibility.
264. The proposal is considered to accord with Policy NH/14 of the Local Plan, NPPF guidance and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990.

### **Residential Amenity**

265. The nearest residential properties to the site are Bourn Bridge Cottages, approximately 320 metres to the north of the site.
266. The proposed development has been assessed in terms of loss of privacy, loss of light and overbearing impact and is not considered to result in significant harm to the amenities of neighbouring properties, given the degree of separation. Impacts of noise and lighting have also been considered, as noted above, and are considered acceptable.
267. The proposal would accord with Policy HQ/1(n) of the Local Plan in respect of impact on residential amenity.

### **Contamination**

268. The application is supported by a Pre-Assessment Contaminated Land Preliminary Risk Assessment (Ramboll, May 2021).
269. The Assessment sets out that no potentially significant sources of contamination from current uses were identified within the southern area of the site, although through an historic use as a construction compound the potential for contamination cannot be ruled out. The Assessment highlights that the site is situated in an area of moderate to high sensitivity with respect to groundwater resources and in an area of moderate to high sensitivity with respect to surface water receptors due to the presence of a drainage channel on-site in the north that discharges to a lake and then into the River Granta.
270. The Assessment concludes that it is unlikely that there will be significant contamination present at the site that would preclude the proposed development. The Assessment recommends that limited environmental testing of soils be completed as part of a geotechnical investigation required for detailed design of the proposed development.

271. The application has been subject to formal consultation with the Council's Contaminated Land Officer and the Environment Agency, who raise no objection subject to conditions.
272. Given the comments of the relevant technical consultees and the findings of the Preliminary Risk Assessment, officers consider it reasonable and necessary to impose conditions requiring a phase 2 site investigation strategy, a phase 2 report, a phase 3 remediation strategy and its implementation, a phase 4 verification/validation report and the potential identification of unexpected contamination as part of any consent.
273. Subject to the recommended conditions, officers are satisfied that the proposal would accord with Policy SC/11 of the Local Plan to ensure that contamination of the site is identified, and appropriate remediation measures agreed in the interest of environmental and public safety.

### **Developer Contributions**

274. Policy TI/8 of the Local Plan states that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.
275. Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is –
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.
276. Cambridgeshire County Council's Transport Assessment Team has commented that having reviewed the relative impacts of the development on the surrounding area and the A1307 and A505 corridors, there is a need for Granta Park to be connected to the surrounding public transport and cycling infrastructure, to ensure that Granta Park can reduce its car driver mode share further.
277. The Transport Assessment Team has set out that a financial contribution is required as part of the proposed development. The contribution comprises £390,613 to the Cambridge South Eastern Transport (CSET) phases 1 and 2 or Linton Greenway, but principally to be used for the improvement of the cycle route between High Street Babraham and Granta Park, including the upgrade of the Public Right of Way and a cycle route along Newmarket Road.
278. The contribution has been agreed by the applicant.
279. The contribution will ensure compliance with relevant planning policy and will be secured through a Section 106 Agreement attached to any consent for the development.

## Other Matters

### Air Quality

280. The comments of the Council's Air Quality Officer are noted. In addition to the recommended condition relating to electric vehicle charging points officers consider it reasonable and necessary to impose a condition to secure details of Emission Ratings (Boilers & Combined Heat and Power System), if installed as detailed in the condition, to ensure compliance with relevant Local Plan policies.

### Environmental Health

281. The Council's Environmental Health Team have commented on the application and raise no objection to the proposed development.
282. The impact of noise and lighting has been considered above and found acceptable, subject to relevant conditions. Officers also consider it reasonable and necessary to impose an hours of works condition to ensure there is no significant adverse impact on nearby residential properties during the construction phase of the development.

### Historic / Relevant Legal Agreements

283. The original 1991 outline application, granted in 1993, included a Section 106 Agreement dated 07 October 1993 that referred to a height limit for buildings. This agreement was superseded by a later 1995 outline application, granted in 1996, that included a new Section 106 Agreement dated 28 August 1996 that explicitly stated that the 1993 Agreement was extinguished.

### Third Party Comments

284. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
285. Little Abington Parish Council queried whether the Council still has a copy of the masterplan agreed when development of the site was first proposed and whether the proposed and recent developments are compliant with it.
286. A copy of the Granta Park Masterplan Design Guide (from 1998) is stored. Although each application is assessed on its own merits and the compliance of other consents relative to the Masterplan have not been examined in detail as part of this application, the Masterplan is relevant and often referred to when considering applications. In this instance officers are satisfied that the proposal is compliant with the guidance of the Granta Park Masterplan Design Guide.
287. One representation sets out that no more buildings should be approved at Granta Park until suitable access to the park to village residents to traverse the park via multiple entries has been provided. Given the nature of Granta Park there is a need to keep a degree of control over access and therefore the

proliferation of multiple access is not necessarily appropriate to the operation of the Park. No technical objection has been raised to the continued use of the existing access as part of the proposed development, subject to relevant conditions and contributions as set out above.

## **Planning balance and conclusion**

288. Granta Park is one of the UK's leading Science Campuses offering state of the art laboratory and office facilities across 14 buildings on a 50-hectare site, established for over 20 years with a scientific population of over 3,700 people.
289. The proposed development would deliver a new flexible research and development building comprising 11,746 square metres of laboratory and office space that could accommodate approximately 450 employees depending on tenancy arrangements on one of the remaining development parcels within Granta Park and make an important contribution to high-tech activity within South Cambridgeshire.
290. The development will deliver a site wide carbon emission reduction of 27.4% and is designed to meet a BREEAM rating of 'Excellent' but is also targeting WELL rating 'Gold' and Wiredscore rating 'Gold'. The scheme will also deliver a net gain in biodiversity and provide electric vehicle charging infrastructure to 152 of the car parking spaces associated to the development (approximately 50%), exceeding the requirements of several Local Plan policies.
291. The proposed main building is large in scale, being a four storey structure with a roof plant enclosure. The design of the scheme has sought to reduce and mitigate the overall mass of the building through various measures and is considered to be of exemplar architectural quality, while seeking to make best use of land as set out in chapter 11 of the NPPF.
292. Officers acknowledge that the proposed research building would be evident in restricted transient views on approach to Granta Park while the car park would be screened. However, although a change to the current character where built form is largely absent on the western edge Granta Park, the proposed building is not considered to result in significant harm to the local landscape character, which will be further integrated into its surroundings as existing landscaping continues to mature.
293. Officers do not consider that the extent of any identified harm to the existing landscape character, which is considered to be limited and restricted to transient viewpoints, would result in sufficient harm to warrant a refusal of the application, particularly when assessed against the benefits of the scheme.
294. For the reasons set out in this report, the application is recommended for approval.



## Recommendation

295. Officers recommend that the Planning Committee grants delegated approval subject to completion of a Section 106 Agreement and the conditions and informatives set out in the report.

## Conditions

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

Plans to be listed:

21001-DRA-A1-SP-DR-A-PL-0010 R1 (Site Location Plan)

21001-DRA-A1-SP-DR-A-PL-0090 R2 (Site Plan)

21001-DRA-A1-00-DR-A-PL-0100 R1 (Site 1 - Proposed Ground Floor Plan)

21001-DRA-A1-01-DR-A-PL-0101 R1 (Site 1 - Proposed First Floor Plan)

21001-DRA-A1-02-DR-A-PL-0102 R1 (Site 1 - Proposed Second Floor Plan)

21001-DRA-A1-03-DR-A-PL-0103 R1 (Site 1 - Proposed Third Floor Plan)

21001-DRA-A1-04-DR-A-PL-0104 R1 (Site 1 - Proposed Fourth Floor Plan)

21001-DRA-A1-05-DR-A-PL-0105 R1 (Site 1 - Proposed Fifth Floor Roof Plan)

21001-DRA-A1-ZZ-DR-A-PL-0120 R1 (Site 1 - Proposed East Elevation)

21001-DRA-A1-ZZ-DR-A-PL-0121 R1 (Site 1 - Proposed West Elevation)

21001-DRA-A1-ZZ-DR-A-PL-0122 R1 (Site 1 - Proposed North Elevation)

21001-DRA-A1-ZZ-DR-A-PL-0123 R1 (Site 1 - Proposed South Elevation)

21001-DRA-A1-ZZ-DR-A-PL-0125 R1 (Site 1 - Proposed Section A-A)

21001-DRA-A1-ZZ-DR-A-PL-0126 R1 (Site 1 - Proposed Section B-B)

21001-DRA-A1-ZZ-DR-A-PL-0127 R1 (Site 1 - Proposed Section C-C)

21001-DRA-A2-LG-DR-A-PL-0199 R1 (MSCP - Proposed Lower Ground Floor Plan)

21001-DRA-A2-00-DR-A-PL-0200 R1 (MSCP - Proposed Ground Floor Plan)

21001-DRA-A2-01-DR-A-PL-0201 R1 (MSCP - Proposed First Floor Plan)

21001-DRA-A2-02-DR-A-PL-0202 R1 (MSCP - Proposed Second Floor Plan)

21001-DRA-A2-03-DR-A-PL-0203 R1 (MSCP - Proposed Third Floor Plan)

21001-DRA-A2-04-DR-A-PL-0204 R2 (MSCP - Proposed Fourth Floor Plan)

21001-DRA-A2-ZZ-DR-A-PL-0220 R2 (MSCP - Proposed South East Elevation)

21001-DRA-A2-ZZ-DR-A-PL-0221 R2 (MSCP - Proposed North West Elevation)

21001-DRA-A2-ZZ-DR-A-PL-0222 R2 (MSCP - Proposed North East Elevation)

21001-DRA-A2-ZZ-DR-A-PL-0223 R2 (MSCP - Proposed South West Elevation)

21001-DRA-A2-ZZ-DR-A-PL-0225 R2 (MSCP - Proposed Section A-A)  
21001-DRA-A2-ZZ-DR-A-PL-0226 R2 (MSCP - Proposed Section B-B)  
21001-DRA-A2-ZZ-DR-A-PL-0227 R2 (MSCP - Proposed Section C-C)

21001-DRA-A3-00-DR-A-PL-0300 R1 (External Out Buildings - Proposed Plan)  
21001-DRA-A3-ZZ-DR-A-PL-0320 R1 (External Out Buildings - Proposed)

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- c) No development (or phase of), or any investigations required to assess the contamination of the site, shall commence until a Phase 1 Desk Top Study and a Phase 2 Site Investigation Strategy 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 identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

- d) No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:
- i) A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study.
  - ii) A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report (if required).

Reason: To ensure that any contamination of the site is identified, and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

- e) No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Drainage Strategy and SuDS Report (ref: 1620011509-RAN-XX-XX-RP-C-00001) October 2021 and shall also include:

- i) 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;
- ii) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change),

- inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- iii) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
  - iv) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
  - v) Site Investigation and test results to confirm infiltration rates;
  - vi) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
  - vii) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
  - viii) Full details of the maintenance/adoption of the surface water drainage system;
  - ix) Permissions to connect to a receiving watercourse or sewer;
  - x) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The scheme shall be implemented in accordance with the approved details.

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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

- f) No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

- g) No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan

(CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- i) Risk assessment of potentially damaging construction activities.
- ii) Identification of “biodiversity protection zones”.
- iii) 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).
- iv) The location and timings of sensitive works to avoid harm to biodiversity features.
- v) The times during which construction when specialist ecologists need to be present on site to oversee works.
- vi) Responsible persons and lines of communication.
- vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEMP 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 ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- h) Prior the commencement of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following.
  - i) Description and evaluation of features to be managed.
  - ii) Ecological trends and constraints on site that might influence management.
  - iii) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved.
  - iv) Appropriate management options for achieving aims and objectives.
  - v) Prescriptions for management actions.
  - vi) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - vii) Details of the body or organisation responsible for implementation of the plan.
  - viii) Ongoing monitoring and remedial measures.
  - ix) 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 form 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 ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- i) At least 30 days prior to the commencement of any site works, a repeat survey for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation/compensation measures, shall be undertaken by a qualified ecologist and submitted to and approved in writing by the Local Planning Authority (as recommended by the submitted Preliminary Ecological Appraisal, MKA Ecology, April 2021). Site works shall be carried out in complete accordance with the survey unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect badgers in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018.

- j) No development shall commence on site until a construction traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
- ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
- iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway.
- iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.
- v) All deliveries to the site and all muck away movements are to be carried out only during the following hours 07.30 and 16.00 Monday to Friday.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety.

- k) Before any works on site commence a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To protect trees which are to be retained in order to enhance the

development, biodiversity and the visual amenities of the area in accordance with Policies S/3 and NH/4 of the South Cambridgeshire Local Plan 2018.

- l) Within 6 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'Excellent' as a minimum will be met. Where the certificate shows a shortfall in credits for BREEAM 'Excellent', a statement shall be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CC/3 and CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- m) No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage 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 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 South Cambridgeshire Local Plan 2018.

- n) No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- i) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
  - ii) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; 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 as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

- iii) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.
- iv) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

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 2018.

- o) No development shall take place above ground level until details of all the materials for the external surfaces of buildings to be used in the construction of the development 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 external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the 'South Cambridgeshire Local Plan' 2018.

- p) No brickwork above ground level shall be laid until a sample panel of the cladding material proposed to the Main Building and the MSCP/Decked Parking has been prepared on site. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the 'South Cambridgeshire Local Plan' (2018).

- q) The roof-mounted plant/equipment shall not be installed until details of the plant/equipment and enclosure have been submitted to and approved in writing by the Local Planning Authority. The details shall include the type, dimensions, materials, location, and means of fixing. The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the 'South Cambridgeshire Local Plan' (2018).

- r) The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full (if required).

Reason: To ensure that any contamination of the site is effectively remediated in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

- s) The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

- t) Prior to occupation a “lighting design strategy for biodiversity” features or areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- i) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
  - ii) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To conserve and protect ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- u) No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the Local Planning Authority The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

- v) No occupation of the building shall take place until the infrastructure necessary for the provision of 152 Electric Vehicle Charging Points within the Multi-Storey



Car Park, as set out in Section 2.3 of the 2022 Addendum Transport Assessment (Ramboll, January 2022), has be installed, 30 of which shall be fully installed and operational for users of the development prior to first occupation.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- w) Within 6 months of occupation of the development hereby approved, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CC/3 and CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- x) No gas fired combustion appliances shall be installed until details demonstrating the use of low Nitrogen Oxide (NO<sub>x</sub>) combustion boilers, (i.e., individual gas fired boilers that meet a dry NO<sub>x</sub> emission rating of  $\leq 40\text{mg/kWh}$ ), have been submitted to and approved in writing by the Local Planning Authority.

If the proposals include any gas fired Combined Heat and Power (CHP) System, the details shall demonstrate that the system meets the following emissions standards for various engines types:

- i) Spark ignition engine: less than or equal to 150 mg NO<sub>x</sub>/Nm<sup>3</sup>
- ii) Compression ignition engine: less than 400 mg NO<sub>x</sub>/Nm<sup>3</sup>
- iii) Gas turbine: less than 50 mg NO<sub>x</sub>/Nm<sup>3</sup>

The details shall include a manufacturers Nitrogen Oxides (NO<sub>x</sub>) emission test certificate or other evidence to demonstrate that every appliance installed meets the emissions standards above.

The approved appliances shall be fully installed and operational before the development is occupied or the use is commenced and retained as such.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development in accordance with policy SC/12 of the South Cambridgeshire Local Plan 2018.

- y) The development shall be carried out in accordance with the details contained in the Acoustics- Stage 2 Design document (Ramboll, July 2021) as already

submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

- z) All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (MKA Ecology Ltd., April 2021) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- aa) The approved renewable/low carbon energy technologies as set out in the Low Zero Carbon Technology Feasibility Study (KJ Tait Engineers, R02, August 2021) and Energy and Sustainability Statement (KJ Tait Engineers, R02, August 2021) shall be fully installed and operational prior to the occupation of the development.

Reason: In the interests of reducing carbon dioxide emissions in accordance with Policy CC/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- bb) All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, 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/4 of the South Cambridgeshire Local Plan 2018.

- cc) Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policies CC/7 and SC/11 of the South Cambridgeshire Local Plan, paragraphs 174,183 and 184 of the National Planning Policy Framework 2021 and

## Environment Agency Groundwater Protection Position Statements.

- dd) No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- ee) If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination. The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

## Informatives

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

## 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 Supplementary Planning Documents (SPDs)
- Planning File References: 21/03822/FUL, S/1680/11, S/1526/02/RM, S/1170/06/O, S/0624/04/F, S/0714/99/F, S/0845/97/RM, S/0522/97/F, S/1786/95/O and S/0082/91/O

## Report Author:

Michael Sexton – Area Development Manager  
Telephone: 07704 018467

This page is left blank intentionally.

# Agenda Item 6



**Report to:** South Cambridgeshire District Council Planning Committee 09 March 2022

**Lead Officer:** Joint Director of Planning and Economic Development

---

## **21/02795/S73 – Land East Of Highfields Road, Highfields Caldecote, Caldecote**

Proposal: Variation of condition 18 (scheme for a shared use footway/cycleway along the western side of Highfields Road) and 20 (scheme for the design and materials to be used for access and public rights of way) of planning permission S/3777/19/VC (Variation of condition 23 (water drainage scheme) of planning permission S/2510/15/OL for Outline planning permission for up to 140 residential dwellings (including up to 40% affordable housing) removal of existing temporary agricultural structures and debris introduction of structural planting and landscaping informal public open space and children's play area community orchard and allotments surface water flood mitigation and attenuation vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access).

Applicant: Linden (Highfields Caldecote) LLP

Key material considerations: Principle of Development (relevant planning history)  
Shared Use Footway/Cycleway (condition 18),  
Circular Public Bridleway (condition 20)  
Other Matters

Date of Member site visit: None

Departure Application: Yes (advertised 07 July 2021 and 09 February 2022)

Decision due by: 16 March 2022 (extension of time agreed)

Application brought to Committee because: Significant departure from the development plan, being a new planning permission for a consented residential development, outside of Caldecote Development Framework Boundary.

Presenting officer: Michael Sexton

## Executive Summary

1. Outline planning permission was allowed at appeal on 05 July 2017 for the development of up to 140 residential dwellings and associated works, with all matters reserved apart from access, under planning reference S/2510/15/OL. Two legal agreements dated 23 March 2017 are attached to the outline consent, one specific to Affordable Housing and one to Other Contributions.
2. Reserved matters permission for phase 1 of the scheme (66 dwellings) was issued on 14 November 2019 and the development is currently under construction.
3. The outline consent was subject to a Section 73 application to vary condition 23 (water drainage scheme), granted on 21 July 2020. A Deed of Variation dated 21 July 2020 is attached to that consent to carry forward the original obligations.
4. The applicant, Linden (Highfields Caldecote) LLP, are seeking further variations to the conditions of the original permission, namely condition 18 (scheme for a shared use footway/cycleway along the western side of Highfields Road) and condition 20 (scheme for the design and materials to be used for access and public rights of way).
5. The revisions are sought due to insufficient land being available to deliver the works required by conditions 18 and 20, with alternative wording proposed to ensure the scheme still delivers highway and access improvements.
6. There are no technical objections to the proposed variation of condition 18, which would still result in the delivery of an improved footway and footway/cycleway arrangement along Highfields Road than currently exists and be acceptable in highway safety terms.
7. No policy conflict is identified with the proposed variation of condition 20, which would provide a circular public footpath rather than a circular public bridleway, maintaining the provision of an enhanced network of routes within the countryside and connection to an existing public right of way.
8. Officers are satisfied that the proposed variations are acceptable and generally accord with relevant planning policy, with any conflict with adopted policy (as set out in this report) being outweighed by other material planning considerations, most notably the implementation of the 2019 reserved matters consent.
9. If approved, a Deed of Variation would again be required to attach the Section 106 requirements from the previous permissions to this Section 73 application and this work will follow.
10. Officers recommend that the Planning Committee grants delegated authority to officers to issue a new planning permission, subject to the conditions and informatives set out in this report and conditional on the completion of a Deed of Variation.

## Relevant planning history

11. 21/02265/FUL – Construction of 74 dwellings together with associated infrastructure, open space and landscaping – pending.
12. 21/01334/S73 – S73 application to vary condition 1 (Approved Plans) of permission S/4619/18/RM (Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2510/15/OL for phase 1 (66 dwellings) of the residential development with associated infrastructure) to allow alterations to the approved landscaping scheme – pending.
13. S/2510/15/CONDB – Submission of details required by condition 20 (Design and materials to be used for access and public rights of way) of outline planning permission S/2510/15/OL – Withdrawn (30 June 2021).
14. S/2510/15/CONDA – Submission of details required by condition 27 (Travel Plan) of planning permission S/2510/15/OL – Deemed Discharge (26 May 2021).
15. S/3660/19/DC – Discharge of conditions 13 (Fire hydrants), 14 (Artificial lighting scheme), 22 (Foul water drainage) and 23 (Surface water drainage) pursuant to planning appeal APP/W0530/W/16/3149854 (S/2510/15/OL) – Approved (21 July 2020).
16. S/3777/19/VC – Variation of condition 23 (water drainage scheme) of planning permission S/2510/15/OL for Outline planning permission for up to 140 residential dwellings (including up to 40% affordable housing) removal of existing temporary agricultural structures and debris introduction of structural planting and landscaping informal public open space and children's play area community orchard and allotments surface water flood mitigation and attenuation vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access – Approved (21 July 2020).
17. S/4074/19/DC – Discharge of conditions 2 (External materials), 4 (Landscape and Ecological Management plan (LEMP)) and 9 (Scheme to retain and improve the hedgerow) pursuant to planning permission S/4619/18/RM – Approved (25 March 2020).
18. S/3338/19/DC – Discharge of conditions 5 (Arboricultural method statement), 6 (Hard and Soft landscaping), 15 (Car Parking and secure bike storage), 19 (Upgrade bus stops) of planning permission S/2510/15/OL – Approved (19 March 2020).
19. S/4836/18/DC – Discharge conditions 17 (electric vehicle charging infrastructure strategy and implementation plan), 21 (renewable energy), 24 (archaeological investigation), 25 (construction method statement) of appeal decision APP/W/0530/W/16/3149854 for Outline planning permission for up to 140 residential dwellings, (including up to 40% affordable housing), removal of

existing temporary agricultural structures and debris, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access – Approved (18 March 2020).

20. S/4388/19/DC – Discharge of conditions 8 (Ecology enhancement) and 10 (Badger Set) pursuant to planning appeal APP/W0530/W/16/3149854 (S/2510/15/OL) – Approved (12 March 2020).
21. S/4437/19/DC – Discharge of condition 20 (Scheme for the design and materials to be used for access and public rights of way) pursuant to outline planning permission S/2510/15/OL – Refused (13 February 2020).
22. S/0292/19/PO – Modification of planning obligations contained in a unilateral undertaking dated 23 March 2017 – Approved (03 December 2019).
23. S/3347/19/DC – Discharge of conditions 8 (Habitat and Species Mitigation) and 10 (Badger Mitigation Strategy) of planning permission S/2510/15/OL – Refused (27 November 2019).
24. S/4619/18/RM – Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2510/15/OL for phase 1 (66 dwellings) of the residential development with associated infrastructure – Approved (14 November 2019).
25. S/1216/16/OL – Outline planning permission for up to 140 residential dwellings at land east of Highfields Road, Highfields Caldecote (including up to 40% affordable housing), removal of existing temporary agricultural structures and debris, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access – Refused (04 August 2016).
26. S/2510/15/OL – Outline planning permission for up to 140 residential dwellings, (including up to 40% affordable housing), removal of existing temporary agricultural structures and debris, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access – Appeal Allowed (05 July 2017).



## **Planning policies**

### **National Guidance**

- 27. National Planning Policy Framework 2021  
National Planning Practice Guidance  
National Design Guide 2019

### **South Cambridgeshire Local Plan 2018**

- 28. S/1 – Vision
- S/2 – Objectives of the Local Plan
- S/3 – Presumption in Favour of Sustainable Development
- S/5 – Provision of New Jobs and Homes
- S/6 – The Development Strategy to 2021
- S/7 – Development Frameworks
- S/10 – Group Villages
- CC/1 – Mitigation and Adaption to Climate Change
- CC/3 – Renewable and Low Carbon Energy in New Developments
- 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
- HQ/2 – Public Art and New Development
- NH/2 – Protecting and Enhancing Landscape Character
- NH/3 – Protecting Agricultural Land
- NH/4 – Biodiversity
- NH/14 – Heritage Assets
- H/8 – Housing Density
- H/9 – Housing Mix
- H/10 – Affordable Housing
- H/12 – Residential Space Standards
- SC/2 – Health Impact Assessment
- SC/4 – Meeting Community Needs
- SC/6 – Indoor Community Facilities
- SC/7 – Outdoor Play Space, Informal Open Space and New Developments
- SC/9 – Lighting Proposals
- 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/10 – Broadband

## **South Cambridgeshire Supplementary Planning Documents (SPD):**

- 29. Caldecote Village Design Guide SPD – Adopted January 2020
- Sustainable Design and Construction SPD – Adopted January 2020
- Cambridgeshire Flood and Water SPD – Adopted November 2016
- Health Impact Assessment SPD – Adopted March 2011
- Affordable Housing SPD – Adopted March 2010
- District Design Guide SPD – Adopted March 2010
- Landscape in New Developments SPD – Adopted March 2010
- Biodiversity SPD – Adopted July 2009
- Open Space SPD – Adopted January 2009
- Public Art SPD – Adopted January 2009
- Trees and Development Sites SPD – Adopted January 2009

## **Other Guidance**

- 30. Greater Cambridge Housing Strategy 2019 – 2023

## **Consultation**

- 31. **Caldecote Parish Council** – No comment.

- 32. **British Horse Society** – Object.

The benefit of the planning permission for the number of houses included the obligation to provide for a bridleway. The applicant is happy to grasp the benefit without fulfilling the obligation which is unacceptable.

The disbenefit of this reduction in amenity for equestrians is compounded by the provision of a shared pedestrian cycle route on the opposite side of the road. Such a path results not only in equestrians being left in the traffic flow without the provision of a safe off road path, but with the additional hazard of fast moving vehicular traffic on their outside and fast moving cycle traffic on their inside. This scenario is dangerous for all road users.

The provision of a safe off road path for equestrians was embedded in the planning permission and should be equally as enforceable as the commercial benefit of the permission for the number of houses.

- 33. **Definitive Map Officer** – comment:

The Definitive Map Team notes that the original permission, as granted at Appeal, included the requirement for a public bridleway by way of a condition. Whilst it is understood why the applicant has found it difficult to comply with the condition, the LPA will need to consider whether by varying the condition as proposed, the original permission would still be acceptable in line with the Cambridgeshire's Rights of Way Improvement Plan (ROWIP) and more importantly SCDC's Planning Policy TI/2.

34. **Designing out Crime Officer** – No objection.
35. **Ecology Officer** – No comments to offer.
36. **Environment Agency** – No comments to offer.
37. **Environmental Health** – No comments to offer.
38. **Landscape Officer** – No comments to offer.
39. **Lead Local Flood Authority** – No objection.
40. **Local Highways Authority** – No objection.

The proposed variation of Condition 18 (scheme for a shared use footway/cycleway along the western side of Highfields Road) are broadly acceptable to the Highway Authority.

41. **Sustainable Drainage Engineer** – No comments to offer.
42. **Trees Officer** – No objection.

### **Representations from members of the public**

43. One representation from no.4 Clare Drive requesting to keep the cycle path and pavement separate.
44. One representation from no.101 Highfields Road has been received raising the following concerns (in summary):
  - Increase in motor vehicle, cycle and pedestrian activity.
  - Current state of repair of pavements and verges and absence of cycle ways presents increasing danger to all users.
  - Proposal of routing another path/cycle way off West drive will be expensive and not greatly used.
  - Little opportunity to site a decent play and wooded area if 140 dwellings compete for the same space.
45. Full redacted versions of these comments can be found on the Council's website.

### **The site and its surroundings**

46. The whole site comprised approximately 7.17 hectares of agricultural land on the east side of Highfields Caldecote, at the northern end of the village, with part of the site now under construction for residential use. The site abuts Highfields Road on its western boundary, with residential properties opposite. The southern boundary of the site abuts existing residential properties on Clare Drive and Damms Pastures.

47. To the north the site adjoins an unadopted roadway leading from Highfields to St Neots Road, which serves several residential properties. It is also the line of Public Footpath No.1 Caldecote. To the east of the site is agricultural land.
48. The northern parcel of the outline site benefits from reserved matters permission for the erection of 66 dwellings (phase 1) and is currently under construction.
49. The southern parcel of the outline site is currently subject to a full planning application that is under consideration for the erection of 74 dwellings, reference 21/02265/FUL.

## **The proposal**

50. The application seeks vary condition 18 (scheme for a shared use footway/cycleway along the western side of Highfields Road) and condition 20 (scheme for the design and materials to be used for access and public rights of way) of planning permission S/3777/19/VC, a Section 73 consent granted pursuant to the original outline application, reference S/2510/15/OL.

## **Planning Assessment**

### **Key Issues**

51. The key issues to consider in the determination of this application relates to the principle of development (relevant planning history), shared use footway/cycleway (condition 18), circular public bridleway (condition 20) and other matters.
52. This application has been made under Section 73 of the Town and Country Planning Act 1990. Consideration has therefore been given to the question of the conditions subject to which planning permission should be granted if the Section 73 application is approved. Due regard has been had to the development plan and all material considerations including any changes to policies and circumstances since the granting of the original planning permission.

### **Principle of Development (relevant planning history)**

53. The principle of residential development on the site has already been established through outline consent S/2510/15/OL, which granted outline planning permission for up to 140 dwellings, later varied by S/3777/19/VC.
54. Reserved matters permission S/4619/18/RM for phase 1 of the scheme (66 dwellings), which relates to the northern parcel of the site, was issued on 14 November 2019 and the development is currently under construction.

55. The time limit for the submission of a reserved matters application for phase 2 of the development on the southern parcel of the site expired in July 2019, as set out by condition 2 of the outline consent and Section 73 consent.
56. As a consequence of the time limit for the submission of a reserved matters application for phase 2 having expired, only 66 of the possible 140 dwellings are to be developed under the original outline planning permission.
57. A full planning application has been submitted for the erection of 74 dwellings on the southern parcel of the outline consent, reference 21/02265/FUL, and is currently under consideration.
58. Despite the absence of a reserved matters permission for phase 2 of the outline consent, relevant permissions for residential development have been implemented and works continue to progress on site. Therefore, the principle of residential development has been established and implemented.
59. As a permission under Section 73 would constitute a new permission for development previously approved, the development would represent a departure from the development plan, being residential development located outside of the development framework boundary of Caldecote contrary to the provisions of Policy S/7(2) of the Local Plan. As a result, the application has been advertised as a departure.
60. Notwithstanding the departure from the development plan there are clear material considerations that outweigh the conflict, that being the implementation of the 2019 reserved matters permission.
61. It is important to note that given the specific wording of condition 2 of the previous consents, the granting of a new Section 73 application would not provide an opportunity for any further reserved matters applications to be submitted.
62. Therefore, there is no in principle objection to the proposed Section 73 application.

### **Shared Use Footway / Cycleway (condition 18)**

63. Condition 18 of the Section 73 consent states:

No development shall commence until a scheme for a shared use footway/cycleway along the western side of Highfields Road, from the new development northern access to St Neots Road, has been submitted to and approved in writing by the local planning authority. The scheme shall be completed prior to the occupation of the first dwelling on site.

(Reason - To mitigate the impact of development traffic upon the local highway network and provide a high standard of facilities for walkers, cyclists and public transport users in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.)

64. The application form sets out that it is not possible to provide a shared footway/cycleway starting immediately adjacent to the northern entrance to the site, as required by condition 18, as the width of land under the developer's and/or County Highways' control is insufficient.
65. The application therefore proposes to install a footway from the site entrance along Highfields Road up to and slightly beyond the junction with West Drive to the north and then a shared footway/cycleway commencing slightly to the north of the West Drive junction running to St Neots Road.
66. This proposal is illustrated on drawing numbers C7135/CE1G (S278 Agreement Plan Sheet 1 of 2) and C7135/CE2M (S278 Agreement Plan Sheet 2 of 2) submitted in support of the application.
67. The application proposes to amend condition 18 to read as follows:

Prior to occupation of the first dwelling on the site the following highways works shall be completed in accordance with drawings C7135/CE1G S278 Agreement Plan Sheet 1 of 2 and C7135/CE2M S278 Agreement Plan Sheet 2 of 2:

  - i) A footway from the new development southern access along Highfields Road to the Clare Drive roundabout
  - ii) A footway from the new development northern access along Highfields Road to the northern side of the West Drive roundabout
  - iii) A shared use footway/cycleway along Highfields Road from the northern side of the West Drive roundabout to St Neots Road
68. The proposed revisions to condition 18 would still result in the delivery of an improved footway and footway/cycleway arrangement than currently exists along Highfields Road.
69. The key difference is that the revised arrangements would provide a 1.8 metre wide footway from the northern entrance of the site running north for approximately 240 metres along Highfields Road, as illustrated on drawing number C7135/CE1G (S278 Agreement Plan Sheet 1 of 2), as opposed to a 3 metre wide footway/cycleway, which cannot be accommodated.
70. Beyond this point a 3 metre wide footway/cycleway is to be provided along Highfields Road northwards to St Neots Road, as required by the original condition.
71. The trigger for the completion of the works remains prior to the occupation of the first dwelling, which officers consider appropriate for the development in highway safety terms.
72. The application has been subject to formal consultation with the Local Highways Authority, who raise no objection to the proposed variation.

73. In consultation with the Local Highways Authority, officers consider it appropriate to vary condition 18 to a compliance condition in line with the details submitted and set out above, which would accord with Policy TI/3 of the Local Plan.

#### **Circular Public Bridleway (condition 20)**

74. Condition 20 of the Section 73 consent states:

No development shall take place until a scheme for the design and materials to be used for access and public rights of way including their widths, gradients, landscaping and signposting, together with the concurrent extinguishing of part of public footpath No. 9 and the creation of a circular public bridleway, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before the occupation of the 50th dwelling on site.

(Reason - To provide safe and convenient access and to achieve a permeable development in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.)

75. The application form sets out that Cambridgeshire County Council require public bridleways to be 4 metres wide. The land under the applicant's ownership and also within the outline application boundary is 2 metres wide for a large portion of the proposed route, making it impossible to comply with the 4 metre width requirement. The adjoining landowner has been approached regarding dedicating a strip of their adjacent land to achieve the required width, however agreement has not been forthcoming. It is therefore proposed to provide a new public footpath rather than a bridleway.
76. The developer, Linden (Highfields Caldecote) LLP, has further set out to officers that the developer purchased the site with the existing outline planning permission in place. A strip of land around the perimeter of the adjacent field to the east formed part of the land purchase, with the red line boundary of the land transferred being the same as the outline application boundary. The field inside of the strip of land, and the land beyond the strip, is not and has never been within their ownership.
77. The developer has previously sought to discharge condition 20 through two separate discharge of conditions applications.
78. Discharge of conditions application S/4437/19/DC was refused in February 2020, in consultation with the County Council's Definitive Maps Officer, for reasons including the scheme not meeting the minimum width of four metres and not demonstrating that the bridleway will terminate at a point on the public highway.

79. Discharge of conditions application S/2510/15/CONDB was withdrawn in June 2021 and from the information available would have encountered the same issues as the previous condition submission.

80. The developer is therefore in a position where they are unable to fulfil the requirements of the condition within both the application boundary and their ownership, and seek to provide a 2 metre wide public footpath instead of a bridleway.

81. The application proposes to amend condition 20 to read as follows:

No development shall take place until a scheme for the design and materials to be used for access and public rights of way including their widths, gradients, landscaping and signposting, together with the concurrent extinguishing of part of public footpath No. 9 and the creation of a circular public footpath, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before the occupation of the 50th dwelling on site  
*(emphasis added)*

82. The alteration proposed to condition 20 is therefore to replace the requirement for a “circular public bridleway” with the wording “circular public footpath”.

83. Given that works have commenced on site, the proposed trigger of ‘no development’ can no longer be applied as part of any revised condition. Officers therefore consider it would be appropriate to word the condition “prior to occupation of the first dwelling on the site...” as the trigger for the submission of a scheme for approval, with the trigger for completion remaining the occupation of the 50<sup>th</sup> dwelling. Officers consider such a trigger appropriate given the stage of development and requirements of the condition if planning permission is granted.

84. Consideration has been given to the reason for the use of condition 20 as part of the outline consent; however, the information and justification available is limited.

85. The Inspectors Report to outline application S/2510/15/OL makes little reference to the proposed bridleway or its requirement to make the development acceptable in planning terms. Paragraph 25 of the Report states (in part):

The appellant has submitted a signed and dated S106 Unilateral Undertaking (UU1) which seeks to provide contributions towards improvements in healthcare by means of extended accommodation at Little Eversden Surgery, off-site children’s playspace and community space, libraries, early years and primary education, bus shelter maintenance, footpath upgrades and other things.

86. UU1 relating to ‘Other Contributions’ sets out in paragraphs 1.1.20 and 1.1.21 of the Definitions that:



‘Footpath Contribution’ means the sum of £7,500 (seven thousand five hundred pounds) payable towards the fees of the County Council incurred in extinguishing part of Footpath Number 9 and creating by agreement a public bridleway

‘Footpath Plan’ means the Cambridgeshire County Council public rights of way map attached to this deed.

87. UU1 includes a plan on page 8 which annotates ‘extinguishment’ of part of an existing public right of way, ‘upgrade of public footpath 9’ and ‘creation of new bridleway’, showing two highlighted routes for the new bridleway, which extend beyond the red line application boundary, included as a plan on page 9 of UU1. Section 8 of UU1 sets out the footpath contribution and upgrade requirements, preventing occupation of the dwelling until relevant works have been carried out.
88. Notwithstanding the Inspectors Report and UU1, large areas of the red line application boundary to which the provision of a bridleway relates have at no stage in the planning process been large enough / wide enough to accommodate a 4 metre wide bridleway.
89. Officers also note, with reference to the objection from the British Horse Society, that the proposed bridleway does not connect directly to an existing network of bridleways, nor does the development itself result in the need to divert an existing bridleway.
90. There is a bridleway to the south of the site (path number 5) which runs east-west between Highfields Road and East Drive, Caldecote to Port Way in Hardwick. However, the connection between the existing public bridleway and proposed public bridleway would comprise an existing public footpath (no.9) over approximately 430 metres. There have been no plans to connect the original proposed bridleway to the existing bridleway network.
91. The justification for the specific need for a bridleway arising from the proposed residential development at outline stage to make it acceptable in planning terms is lacking, based on the information available. Nonetheless, consideration is given as to whether the proposed variation is acceptable in planning terms against current adopted planning policy.
92. The comments of Cambridgeshire County Council’s Definitive Maps Officer are noted. Although no objection is raised, the Definitive Maps Officer highlights that it is necessary to consider whether by varying the condition as proposed, the permission would still be acceptable in line with the Cambridgeshire’s Rights of Way Improvement Plan (ROWIP) and Local Plan Policy TI/2.
93. Policy TI/2 of the Local Plan deals with planning for sustainable travel.
94. Policy TI/2(2) sets out (in part) that planning permission will only be granted for development likely to give rise to increased travel demands, where the site has

(or will attain) sufficient integration and accessibility by walking, cycling or public and community transport, including:

- b) provision of new cycle and walking routes that connect to existing networks, including the wider Rights of Way network, to strengthen connections between villages, Northstowe, Cambridge, market towns, and the wider countryside;
  - c) Protection and improvement of existing cycle and walking routes, including the Rights of Way network, to ensure the effectiveness and amenity of these routes is maintained, including through maintenance, crossings, signposting and waymarking, and, where appropriate, widening and lighting
95. The proposed variation would provide a circular public footpath rather than a circular public bridleway where there is currently no formal footpath or bridleway running east-west across the land in question, connecting to the existing north-south running public footpath to the east.
96. The proposed variation would therefore still provide enhanced accessibility to the countryside, connecting to an existing rights of way network, albeit it in the form of a footpath rather than bridleway.
97. The proposed variation would therefore accord with the requirements of Policy TI/2 of the Local Plan, in particular criteria 2b and 2c.
98. Cambridgeshire's first ROWIP was adopted in 2006 as part of the Cambridgeshire Local Transport Plan 2006-2011. The updated ROWIP, published in April 2016 provides an update to the first ROWIP, in line with the requirements of the Countryside and Rights of Way Act 2000.
99. The ROWIP's set out a Statement of Action setting out key issues including making the countryside more accessible, filling in the gaps, and a better countryside environment.
100. As noted above, the proposed variation would provide a circular public footpath rather than circular public bridleway, with connection to an existing footpath network. The proposed variation would therefore provide enhanced accessibility to the countryside, albeit it in the form of a footpath rather than bridleway, in line with a key issue of the ROWIP.
101. Therefore, no significant conflict is identified arising from the proposed variation of condition 20 with the aspirations of the ROWIP.
102. Overall, officers identify no significant policy conflict arising from the proposed variation of condition 20 and therefore no strong policy reason to reject the proposed provision of a circular public footpath rather than a circular public bridleway.
103. Officers consider it appropriate to vary condition 20 to require the provision of a circular public footpath, which would accord with Policy TI/2 of the Local Plan.

## **Other Matters**

### Other Conditions

104. 28 conditions were attached to the 2019 Section 73 consent, two of which are subject to variation as part of this Section 73 application. The remaining conditions are to be re-imposed as per the 2019 consent except for the conditions set out below, which require updating following more recent discharge of conditions application.
105. Conditions 13 (fire hydrants), 14 (artificial lighting), 22 (foul water drainage) and 23 (surface water drainage) are to be updated to compliance conditions to ensure the development is carried out in accordance with the details accepted and approved under discharge of conditions application S/3660/19/DC dated 21 July 2020.
106. Condition 27 (travel plan) is to be updated to a compliance condition to ensure the development is carried out in accordance with the details submitted under discharge of conditions application S/2510/15/CONDA, deemed approval dated 26 May 2021.

### Outline Consent Details

107. Following deferral of the application from the Council's Planning Committee in January 2022, all approved plans listed in the Planning Inspector's decision to outline application S/2510/15/OL have been made publicly available on the Council's website, along with a copy of the outline application form, and full re-consultation on the Section 73 application has taken place.

### Third Party Comments

108. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
109. The Section 73 application does not revisit the principle of development that has already been established and implemented on site, where matters of the impact on the highway network and play space have already been considered and dealt with.

## **Planning balance and conclusion**

110. This application seeks to vary two conditions attached to planning consent S/2510/15/OL which granted outline planning permission for the erection of up to 140 residential dwellings and associated works.
111. The revisions are sought due to insufficient land being available to deliver the works required by conditions 18 and 20, with alternative wording proposed to ensure the scheme still delivers highway and access improvements.

112. There are no technical objections to the proposed variation of condition 18, which still result in the delivery of an improved footway and footway/cycleway arrangement than currently exists along Highfields Road and be acceptable in highway safety terms.
113. No policy conflict is identified with the proposed variation of condition 20, which would provide a circular public footpath rather than a circular public bridleway, maintaining the provision of an enhanced network of routes within the countryside and connection to an existing public right of way.
114. In consultation with relevant technical consultees, officers are satisfied that the proposed variations are acceptable and generally accord with relevant planning policy, with any conflict with adopted policy (as set out in this report) being outweighed by other material planning considerations, most notably the implementation of the 2019 reserved matters consent that could be built out on site.
115. If approved, a Deed of Variation would again be required to attach the Section 106 requirements from the previous permissions to this Section 73 application.
116. For the reasons set out in this report, officers consider that the proposed variations should be supported, and the Section 73 application approved.

## **Recommendation**

117. Officers recommend that the Planning Committee grants delegated authority to officers to issue a new planning permission subject to the conditions and informatives set out in this report and conditional on the completion of a Deed of Variation (to attach the Section 106 requirements from the previous permissions to this Section 73 application).

## **Conditions**

- a) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

Reason: The application is in outline only.

- b) No new application for approval of reserved matters shall be made to the local planning authority unless such application was made prior to 05 July 2019 (being not later than 2 years from the date of appeal decision APP/W0530/W/16/3149854 dated 05 July 2017).

Reason: The original application was in outline only.

- c) The development hereby permitted shall take place not later than 1 year from the date of approval of the last of the reserved matters to be approved.

Reason: The application is in outline only.

- d) Details of the dwelling mix of housing for the entire scheme hereby approved including market and affordable housing shall be submitted with any reserved matters application. The details submitted shall provide the housing mix for all dwellings to be implemented on the site. The details shall be approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

Reason: To ensure an appropriate mix of housing in accordance with Policy H/9 of the South Cambridgeshire Local Plan 2018.

- e) The development shall be carried out in accordance with the Abroicultural Assessment by FPCR Environment and Design Ltd (May 2019) as accepted and approved under discharge of conditions application S/3338/19/DC dated 19 March 2020.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with the policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- f) The development shall be carried out in accordance with drawing numbers LIN21931-11M sheet 1-8, LIN21931 103, LIN21931 20B, LIN21931dis2, LIN21931manE, LIN133/101 T7, LIN133/102 T7, LIN133/103 T7 for the purposes of a scheme for hard and soft landscape works (including boundary treatments, play areas, attenuation pond and any works to footpaths), as accepted and approved under discharge of conditions application S/3338/19/DC dated 19 March 2020.

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 2018.

- g) All hard and soft landscaping works, shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the local planning authority up to the first use or first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, are seriously damaged or seriously diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

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 2018.

- h) The development shall be carried out in accordance with the Phase 2 Ecological Impact Assessment by Southern Ecological Solutions (February 2020) and Response to feedback from South Cambridgeshire County Ecologist dated 05 February 2020, for the purposes of a scheme of habitat and species mitigation and enhancement in line with the submitted FPCR Ecological Appraisal dated June 2015 Rev C, as accepted and approved under discharge of conditions application S/4388/19/DC dated 12 March 2020.

Reason: To protect and 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.

- i) If during the course of development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for a remediation strategy detailing how the contamination shall be dealt with. The remediation strategy shall be implemented as approved.

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 South Cambridgeshire Local Plan 2018.

- j) The development shall be carried out in accordance with the Phase 2 Ecological Impact Assessment by Southern Ecological Solutions (February 2020) and Response to feedback from South Cambridgeshire County Ecologist dated 05 February 2020, in respect of the Badger Mitigation Strategy identified in the submitted FPCR Ecological Appraisal dated June 2015 Rev C and with the principles set out in the illustrative Badger Corridor Plan 6663-L-08, as accepted and approved under discharge of conditions application S/4388/19/DC dated 12 March 2020.

Reason: To minimise disturbance, harm or potential impact upon protected species in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981.

- k) The development hereby permitted shall be carried out in accordance with the following plans: 6663-L-03 Rev B, GA0008-001-001A, GA0008-002-001, 6663-A-03 Rev B.

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

- l) No more than 140 dwellings (Class C3) shall be erected as part of the development hereby approved.

Reason: To ensure compliance with the outline consent.

- m) The development shall be carried out in accordance with the details submitted on drawing number SC-2739 Rev D (Proposed Mains & Service Layout) as accepted and approved under discharge of conditions application S/3660/19/DC dated 21 July 2020.

No dwelling shall be occupied until the approved scheme has been implemented in accordance with the approved scheme.

Reason: To ensure an adequate water supply is available for emergency use.

- n) The development shall be carried out in accordance with the details submitted on drawing numbers 1124-DFL-1300-001-B, 1124-DFL-LC-001-A Results Grid 1 - P4, 1124-DFL-LC-001-A Results Grid 2 - P4, 1124-DFL-LC-001-A Results Grid 3 - P5 and 1124-DFL-LC-001-A Results Grid 4 and the Adoptable Street Lighting Design document as accepted and approved under discharge of conditions application S/3660/19/DC dated 21 July 2020.

No dwellings shall be occupied until the artificial lighting scheme has been carried out in accordance with the approved scheme.

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.

- o) The development shall be carried out in accordance with drawing numbers LIN133/101 T7, LIN133/102 T7, LIN133/103 T7 and P142 revA, P143 revA, P208 revC as accepted and approved under discharge of conditions application S/3338/19/DC dated 19 March 2020.

The car parking and bicycle storage scheme shall be implemented in accordance with the approved scheme and retained and not used for any other purposes.

Reason: To ensure the provision of appropriate car parking and covered and secure cycle parking in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

- p) The main site access onto Highfields Road shown on drawing GA008-001-001A shall be constructed using a bound material in such a way that no surface water from the site drains across or onto the public highway.

Reason: To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.

- q) The development shall be carried out in accordance with drawing number 18075 - P103A (Charging Point Layout) as accepted and approved under discharge of conditions application S/4836/18/DC dated 18 March 2020.

The approved charging points shall be implemented prior to occupation and retained and maintained in accordance with the approved strategy.

Reason: To ensure the provision of appropriate electric charging points in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

- r) Prior to occupation of the first dwelling on the site the following highways works shall be completed in accordance with drawings C7135/CE1G S278 Agreement Plan Sheet 1 of 2 and C7135/CE2M S278 Agreement Plan Sheet 2 of 2:
  - b) A footway from the new development southern access along Highfields Road to the Clare Drive roundabout
  - c) A footway from the new development northern access along Highfields Road to the northern side of the West Drive roundabout
  - d) A shared use footway/cycleway along Highfields Road from the northern side of the West Drive roundabout to St Neots Road

Reason: To mitigate the impact of development traffic upon the local highway network and provide a high standard of facilities for walkers, cyclists and public transport users in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

- s) The development shall be carried out in accordance with the details in the S278 Agreement Plan Sheet 1 of 2 (Drawing no. C7135/CE1F) as accepted and approved under discharge of conditions application S/3338/19/DC dated 19 March 2020.

The approved scheme shall be completed before the occupation of the first dwelling on site.

Reason: To mitigate the impact of development traffic upon the local highway network and provide a high standard of facilities for walkers, cyclists and public transport users in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

- t) Prior to occupation of the first dwelling on the site a scheme for the design and materials to be used for access and public rights of way including their widths, gradients, landscaping and signposting, together with the concurrent extinguishing of part of public footpath No. 9 and the creation of a circular public footpath, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before the occupation of the 50th dwelling on site.

Reason: To provide safe and convenient access and to achieve a permeable development in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- u) The development shall be carried out in accordance with the Energy Statement (August 2018) and supporting SAP calculations as accepted and approved under discharge of conditions application S/4836/18/DC dated 19 March 2020.



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 2019 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.

- v) The development shall be carried out in accordance with the details submitted on drawing numbers C7135/CE27 (Drainage and External Levels Plan Sheet 1 of 5), C7135/CE28 (Drainage and External Levels Plan Sheet 2 of 5), C7135/CE29 B (Drainage and External Levels Plan Sheet 3 of 5), C7135/CE30 B (Drainage and External Levels Plan Sheet 4 of 5), C7135/CE47 B (Rising Main Long Section) and C7135/CE15 E (Adoptable Manhole Schedules Sheet 1 of 2) and the foul water drainage details referenced in the Drainage Strategy & SUDS Report (March 2020) as accepted and approved under discharge of conditions application S/3660/19/DC dated 21 July 2020.

No dwelling shall be occupied until the foul water drainage works have been carried out in accordance with the approved scheme.

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.

- w) The development shall be carried out in accordance with the details submitted in the Drainage Strategy & SUDS Report (March 2020) and the Timetable for Installation of Surface Water Drainage as accepted and approved under discharge of conditions application S/3660/19/DC dated 21 July 2020.

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. in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- x) The development shall be carried out in accordance with the Archaeological Programme as accepted and approved under discharge of conditions application S/4836/18/DC dated 18 March 2020.

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 2018.

- y) The development shall be carried out in accordance with the Construction Method Statement (dated 5th December 2019) as accepted and approved under discharge of conditions application S/4836/18/DC dated 18 March 2020.

Reason: In the interests of residential amenity in accordance with Policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan 2018.

- z) Construction works on the site shall not be carried out other than between the hours of 08.00 to 18.00 on Mondays to Fridays and 08.00 to 13.00 on Saturdays. No construction work shall take place on Sundays and bank/public holidays.

Reason: To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- aa) The development shall be carried out in accordance with the details submitted in the Smarter Travel Travel Plan (January 2020) as submitted under discharge of conditions application S/2510/15/CONDA, deemed approval dated 26 May 2021.

The approved Travel Plan shall be implemented in accordance with the agreed programme.

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.

- bb) As part of the reserved matters submitted pursuant to condition 1 a document setting out the design principles (hereafter referred to as a 'Design Code') for the development hereby approved shall be submitted to the local planning authority for approval. The Design Code shall set out how the principles and objectives of the Design and Access Statement Rev A (July 2015) shall be met by the development hereby approved and shall include the following matters:
- i) The design, form and general arrangement of external architectural features of buildings including the walls, roofs, chimneys, porches and fenestration. The height of dwellings shall not exceed 2 storeys except at limited defined 'nodes' as an aid to direction finding and to contribute to a sense of place.
  - ii) The hierarchy for roads and public spaces;
  - iii) The colour, texture and quality of external materials and facings for the walls and roofing of buildings and structures;
  - iv) The design of the public realm to include the colour, texture and quality of surfacing of footpaths, streets, parking areas and other shared surfaces;
  - v) The design and layout of street furniture.
  - vi) Waste and refuse bin storage arrangements

The development shall be carried out in accordance with the approved Design Code.

Reason: To ensure the provision of a high quality development in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

## **Informatives**

- a) This permission is subject to two Unilateral Undertakings under Section 106 of the Town and Country Planning Act 1990 (as amended) each dated 23 March 2017, a supplemental agreement dated 1st October 2019, a Deed of Variation dated 21 July 2020 and Deed of Variation dated **<INSERT DATE>**

- b) **Signage**  
Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.
- c) **Pollution Control** Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

## **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 Supplementary Planning Documents (SPDs)
- Greater Cambridge Housing Strategy 2019 – 2023
- Planning File References: 21/02265/FUL, 21/01334/S73, S/2510/15/CONDB, S/2510/15/CONDA, S/3660/19/DC, S/3777/19/VC, S/4074/19/DC, S/3338/19/DC, S/4836/18/DC, S/4388/19/DC, S/4437/19/DC, S/0292/19/PO, S/3347/19/DC, S/4619/18/RM, S/1216/16/OL and S/2510/15/OL

## **Report Author:**

Michael Sexton – Area Development Manager  
Telephone: 07704 018467

This page is left blank intentionally.

# Agenda Item 7



9 March 2022

**Report to:** South Cambridgeshire District  
Council Planning Committee

**Lead Officer:** Joint Director of Planning and  
Economic Development

---

## **S/2553/16/CONDO – Ward Linton / Parish Linton (Land Off Horseheath Road)**

Proposal: Submission of details required by condition 11 (surface water drainage) of planning permission S/2553/16/OL for outline planning application with all matters reserved for up to 42 dwellings and allotments (not less than 0.45 hectares)

Applicant: Croudace Homes

Key material considerations: Surface Water Drainage and Flood Risk

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: May 2021

Application brought to Committee because: The application is one that in the opinion of officers, in consultation with the Chair and Vice-Chair, should be determined by Committee because of the complexity of the application arising from the specific circumstances surrounding the site and its history.

Presenting officer: Karen Pell-Coggins

### **Executive Summary**

1. The application seeks to agree the surface water drainage details in relation to condition 11 of planning consent S/2553/16/OL for the erection of up to 42 dwellings on the site and allotments.
2. The surface water drainage system will consist of sustainable drainage methods in the form of an infiltration basin to the south of the public open space, bunds along the southern and western boundaries of the site, piped

highway drainage, permeable paving to tanks, banks within the landscape buffers along the northern and eastern boundaries, and the access road to be constructed to prevent on street water flows to enter the site at its junction with Horseheath Road.

3. The application submission has been subject to significant scrutiny and engagement as a result of a surface water flooding event in July 2021. Following that event, the Lead Local Flood Authority (LLFA) initiated a peer review of the surface water drainage proposals which culminated in a revised drainage submissions in November 2021, December 2021 and a further revised submission in January 2022.
4. The concerns from the Parish Council and local residents in relation to the method of surface water drainage and the impacts upon flood risk have been subject to discussion and review. This engagement has led to additional information, revision and clarification of the proposals.
5. Council officers and the statutory consultee consider the surface water drainage scheme reflects the principles set out in the surface water drainage strategy prepared by Thomas Consulting as contained in the appellant's Proof of Evidence (Ref: 4760) referenced in the appeal decision. The peer review of the technical details for the LLFA supports the LLFA conclusions that the proposed surface water drainage scheme is acceptable. Given the status of development on the site, the proposals include provision for phased implementation/completion of the measures in accordance with a clear timetable (starting on approval of the application) and for post implementation monitoring and maintenance. For these reasons, and noting the continued and ongoing concerns of local residents and the Parish Council, the proposals are considered to accord with the policies of the Local Plan and would not result in a significant risk of flooding to the site and surrounding area.

## Relevant Planning History

6. **S/2553/16/CONDI** - Submission of details required by condition 11 (Surface water drainage) of planning permission S/2553/16/OL – Refused

The proposed surface water drainage strategy, in terms of insufficient information in relation to the volume, depth and route of the flood exceedance flows on the site would result in an increase in the risk of flooding to the site and surrounding area. The proposal is therefore contrary to Policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and the Cambridgeshire Flood and Water Supplementary Planning Document 2016 that require the provision of sustainable surface water drainage systems (SuDS) appropriate to the nature of the site to demonstrate that the development would not result in an increase in the risk of flooding to the site and surrounding area or pose an unacceptable risk to water quality.

7. **S/4418/19/RM** - Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission

S/2553/16/OL for the erection of 42 dwellings including the provision of 0.45ha for allotments - Approved

8. **S/2553/16/OL** - Outline planning application with all matters reserved for up to 42 dwellings and allotments (not less than 0.45 hectares) - Appeal Allowed

## Planning Policies

9. **South Cambridgeshire Local Plan 2018 Policies**  
CC/7 Water Quality  
CC/8 Sustainable Drainage Systems  
CC/9 Managing Flood Risk  
HQ/1 Design Principles
10. **Supplementary Planning Documents (SPD's)**  
Cambridgeshire Flood and Water - Adopted November 2016
11. **National Policy**  
National Planning Policy Framework (NPPF) 2021  
National Planning Practice Guidance (NPPG)  
National Design Guide 2019

## Consultation

12. **Lead Local Flood Authority** – The Lead Local Flood Authority (LLFA) are the statutory authority responsible for reviewing surface water drainage proposals for major developments in the district. The LLFA originally raised an objection to the proposals. That objection related to the following matters.
  - i) I would like to echo the Drainage Officer's comments on the safety factor. This should be 10 given that the consequences of infiltration basin failure would be significant as the primary infiltration feature for the site, particularly as the basin is located adjacent to existing homes.
  - ii) Further information should be provided on how basin exceedance flows will be contained within the site. The infiltration basin plan on PDF page 5 of the report suggests that the basin edge will have a slight gradient to the east of the site (54.00 metres AOD at the basin edge to 53.48 metres AOD at the site boundary). This would not appear to correlate with the note on the Exceedance Flow Plan that states 'LANDSCAPED AREA BETWEEN BASIN AND SITE BOUNDARY TO BE GRADED TO DIRECT ANY EXCEEDANCE FLOWS AWAY FROM SITE BOUNDARY AND INTO INFILTRATION BASIN'. The applicant should provide a more detailed cross section plan of this area to provide further information on the landscaped area and how it will enable exceedance flows to be contained within the site boundary.
  - iii) Whilst flood volumes during the 1 in 100 year event plus 40% climate change have been labelled on the exceedance flow plan, the associated flood depths are also required.

Following the submission of further information, the LLFA indicated on 1 June 2021 that they were satisfied with the revised drainage proposals. On 20 July 2021 a flooding event locally prompted the LLFA to issue a follow up letter on 27 July 2021 asking the LPA to pause its consideration of the applications whilst the cause of the flooding event was investigated.

Following further engagement between the LLFA and applicants, additional details have been submitted including three revised Surface Water Drainage Statements, in November 2021, December 2021 and January 2022.

In response to the most recent surface water statement the LLFA revised response on 24 February 2022 is as follows: -

As you will be aware, this application has been subject to consultation since March 2021. A brief history of the LLFA involvement is summarised below:

- i) 19 March 2021 – LLFA requested additional information on 3 points: safety factor of the basin; exceedance flows; depths of exceedance flows.
- ii) 1 June 2021 – Following submission of additional information, the LLFA removed the objection.
- iii) 27 July 2021 – LLFA wrote to SCDC advising that whilst we had previously recommended approval of the surface water drainage scheme, significant flooding occurred in Linton on 20 July 2021 and as such we requested any applications in the area were paused until we concluded our formal flood investigation. As part of this we requested some additional information from the developer.
- iv) 9 September 2021 – LLFA wrote to SCDC following extensive discussions with the developer, SCDC, Linton Parish Council, local residents and the local MP. We advised that whilst some of our points had been addressed we still required clarification of water levels during the flood.

Given the significance of the flood event that occurred and the potential relationship to the development the LLFA appointed Capita (a national civil engineering and environmental consultancy) to undertake an independent review of the application submission with a view to ultimately providing reassurance that flood risk matters had been adequately addressed.

Upon appointment of Capita, a number of meetings with SCDC, Croudace and local residents have taken place, and this has resulted in several further iterations of the drainage strategy being produced.

Both the LLFA and Capita are now of the view that the design of the surface water drainage scheme is sufficient to meet local and national policy and that additional elements have been added to the scheme since it was originally submitted by Croudace in March 2021 to accord with the principles of the original Thomas Consulting report.

In summary, the system has been designed to cater for events up to and including the 1 in 100 year plus 40% allowance for climate change. Surface water will be disposed of by an infiltration basin, the size of which has been determined by the results of on-site infiltration testing. In order to treat the



surface water and remove as much silt as possible features such as sumps and permeable paving have been included throughout the site. A sediment forebay has been included at the entrance to the basin to provide a final means of treatment and will allow sediments to settle out before water enters the basin. The level of treatment is in accordance with the CIRIA SuDS Manual which presents best practice.

A management company will be employed to maintain the drainage features and a table of requirements for regular, occasional and remedial maintenance actions for most features has been included within the strategy. Given the topography of the land, the applicant proposes to reinforce the banks of the infiltration basin with concrete and a freeboard of 300 mm will be maintained above the maximum water level within the basin.

*We have requested the applicant to definitively include all drainage features within their maintenance plan including the bund/ditch arrangement and the bund along the western boundary of the site and around the basin.*

A factor of safety of 10 has been used in the design calculations which represents a greater value than we would typically expect to see for a residential site. A safety factor effectively reduces the infiltration rate during the analysis to account for silting up or poor maintenance.

No flooding of the drainage system is expected in the 1 in 30 year event, but some flooding is expected during a 1 in 100 year plus climate change event. The applicant has provided a plan of the volumes of water expected during such an event and has confirmed that any water would be contained within the road and would flow towards the infiltration basin. During the events in which exceedance is expected, the applicant has demonstrated there would be sufficient capacity within the basin to cater for these volumes.

During the consultation process and following the flooding in July 2021, concerns were raised around the potential for overland flows emanating from off-site to flow through and across the site towards existing properties. In order to mitigate this, the applicant proposes to install a bund/swale arrangement along the eastern boundary, and this will be reinforced by a concrete plug. The applicant anticipates the swale will provide approximately 360 m<sup>3</sup> of storage and water will infiltrate through the swale. Additionally, a bund will be provided along the western and southern boundaries to reduce the risk of water flowing into Lonsdale. This bund will also contain a concrete plug.

Upon receipt of a satisfactory updated maintenance plan including all aspects of the drainage scheme (including the bund/ditch arrangement and the bund along the western boundary of the site and around the basin) the LLFA will be in a position to recommend the approval of Condition 11.

Please note: We are aware that significant parts of the site have already been built out including some drainage features. We are not able to comment on whether what has been built so far accords with the information contained within the aforementioned drainage strategy. Checks by the Local Planning

Authority or Building Control should be undertaken to ensure the scheme is built in accordance with the approved details.

13. **Drainage Officer** – The LPA initially consulted the Councils drainage officer on the original application proposals. The drainage team at the authority are not however the appropriate statutory consultee for surface water drainage schemes relating to major developments that responsibility rests with the LLFA) and following the flooding event in July 2021, and detailed engagement arising from the consideration of the surface water drainage proposals by the LLFA, no further consultation with the drainage officer has been undertaken. The initial response of the drainage officer (from March 2021) is nevertheless included in this report for completeness.

A number of our comments previously made have now been addressed however our team still have the following outstanding matters which need further clarification.

We understand given underlying ground conditions the infiltration basin sides will need to be lined. From the latest microdrainage calcs it confirms that only the base of the basin (190m<sup>2</sup>) has been allowed to infiltrate, does this correspond with the construction details or rather the area that will remain unlined?

Additionally, there had been an earlier point raised regarding the factor of safety used on the calculations, it is usual that for features solely relying on infiltration that a factor of safety of 10 is required as there is an expectation that the infiltration rates will decrease over a longer period of time. I am still not satisfied that the calculations are robust enough in this area. The reason given for the value used in the last response was not adequate.

14. **Anglian Water** – Has no objections. Comments that the applicant has indicated on the application form that their method of surface water drainage is via SuDS. If the developer wished Anglian Water to be the adopting body for all or part of the SuDS scheme the Design and Construction Guidance must be followed.
15. **Linton Parish Council** – The Parish Council has commented on the proposals throughout the consideration by the LPA. It has also commented on each revision of the surface water drainage scheme, re-stating an objection to the proposals contained in the January 2022 submission for the following reasons:

31 January 2022

Linton Parish Council (LPC) have not received formal notification from SCDC of the most recent documents added on the 18 January 2022 to the planning portal for S/2553/16/CONDO.

As a statutory consultee LPC re-iterate the previous comments sent to SCDC on the 10 and 14 January 2022 as these have not been addressed.

14 January 2022

To date the results of the full inquiry into the flood event of 20th July 2021 have not been provided. The terms of reference for this enquiry have not been provided either. The Environment Agency (EA) does not even have a formal record of the overflow of sewage from approx. 1000 homes and water from the Horseheath Road development (evident from its very distinctive colour) from the foul sewer manhole on Horn Lane into the river Granta for this event, despite the photographic/video evidence sent to all parties AND representatives being present at the formal meeting between LPC, Lead Local Flood Authority (LLFA), EA and LPA on 26th July. This is unacceptable.

It is also unacceptable that Croudace have allowed occupation of homes on this site while the pre-commencement conditions for surface and foul water have not been discharged.

The recent submissions for the surface water condition show plans that conflict with landscape plans that have already been approved. They also change the contouring at the site entrance – this should be reassessed by highways.

Questions raised by LPC regarding the scientific rigour to justify infiltration rates, bund heights, gradients etc. remain unanswered.

The development of this site has seen the removal of roadside grips/rills that previously channelled surface water from the Horseheath Road into a ditch that ran inside the hedge-line at the top of the field. The ditch and hedgerow have also been removed across the front of the site. There is nothing in this scheme that acknowledges or compensates for the loss of this important protection (to the remainder of the village) from flooding.

How does the scheme perform in an event like that of 20th July 2021? Or 18/19th July 2017 (Approx. 125mm rain in 120 minutes for the former and approx. 75mm rain in under 60 mins for the latter?) None of the storm events modelled have figures anything like this – even the 1 in 100 yr plus climate change is only half this amount. Which areas of the site will flood in these events?

Given rain events occur in excess of the 1 in 100 yr events (plus climate change) that are modelled, where is the exceedance route from this proposal? The lowest point of the bank around the infiltration pond appears to be at 54.02m AOD – this is the height recorded between the site and the existing Lonsdale homes – is the exceedance route therefore via the properties in Lonsdale?

The modelling shows long term rainfall events with negative rainfall in Appendix D – surely something is wrong here?

Infiltration rate from the basin is still calculated from the original 2020 test result during which the pit collapse prevented a reading according to BRE Digest 365. Half-drain times calculated from this infiltration rate are therefore optimistic at best. The village has no confidence in the times presented. The infiltration rate achieved is also not consistent with TP2 in approx. the same location from the tests in 2018. It is therefore clear that the infiltration performance of the pond will (unsurprisingly) depend on the ground conditions at any given time. Calculations are not based on a “worst case scenario” which they should be.

The 10cm drop from the site to HH road is not evidently over a 4m length for the whole entrance as stated. It looks from the contours on the road as though the water from Horseheath Road could potentially be channelled straight down to the western dropped kerb to the footpath, overflowing into the development.

The bund to the western edge of the site seems to include the 1m strip of SCDC owned land. The gardens in the already occupied properties along this boundary also conflict with the bund. How will the property boundaries be altered to ensure that the bunds are maintained in perpetuity?

The bund and ditch to the eastern edge of the site and to the north of the area with the allotments is not a consistent 6m width as detailed in the approved OL. This bund and ditch system conflicts with the 6m landscaping buffer. How has the landscaping been checked to ensure that the planting is suitable for the altered water conditions that will result from the contouring? Part of the reason for the insistence of the planning inspector that construction should not be allowed to start prior to the approval of this condition was to ensure that the conflict in land use was properly accounted for and any layout alterations could be accommodated.

The bund and ditch system will alter how the water in the remaining area of the field will behave, specifically, there is the potential for a large pool of water to build up in a severe weather event. Has the farmer been notified? Are they aware of the implications to their crops of this pooling?

The eastern boundary of the site along the allotments is still not visible in the plans presented.

The concrete plug in the bund between the infiltration pond and Lonsdale, along with the landscaping around this feature are likely to seriously damage the hedge between the sites – the roots of the hedge will be damaged or suffocated resulting in a loss of amenity for the existing residents.

LPC Decision: **Object** and do refer this to the District Council Full Planning Committee

10 January 2022

How does the scheme perform in an event like that of 20th July 2021? Or 18/19th July 2017 (Approx. 125mm rain in 120 minutes for the former and

approx. 75mm rain in under 60 mins for the latter?) None of the storm events modelled have figures anything like this – even the 1 in 100 yr. plus climate change is only half this amount. Which areas of the site will flood in these events? And where is the exceedance route?

The model shows rainfall events with negative rainfall in Appendix D – surely something is wrong here?

Infiltration rate from the basin is still calculated from the original 2020 test result during which the pit collapse prevented a reading according to BRE Digest 365. Half-drain times calculated from this infiltration rate are therefore optimistic. The infiltration rate achieved is also not consistent with TP2 in approx. the same location from the tests in 2018. It is therefore clear that the infiltration performance of the pond will (unsurprisingly) depend on the ground conditions at any given time. Calculations are not based on a “worst case scenario” which they should be.

The 10cm drop from the site to HH road is not evidently over a 4m length of the whole entrance as stated. It looks from the contours on the road as though the water could potentially be channelled down the western dropped kerb to the footpath.

The bund and ditch to the eastern edge of the site and to the north of the area with the allotments is not a consistent 6m width as detailed in the approved OL.

This bund and ditch system conflicts with the 6m landscaping buffer. How has the landscaping been checked to ensure that the planting is suitable for the altered water conditions that will result from the contouring?

The bund and ditch system will alter how the water in the remaining area of the field will behave, specifically, there is the potential for a large pool of water to build up in a severe weather event. Has the farmer been notified? Are they aware of the implications to their crops of this pooling?

The eastern boundary of the site along the allotments is still not visible in the plans presented.

## Representations

14. Six representations have been received from local residents at Nos. 11, 31 and 36 Lonsdale, 2 and 8 Bakers Lane, and No. 8 Horn Lane who object to the application. A summary of the concerns is set out below. A full copy of the representations can be viewed on the Council's website.
  - i) Flood event on 20 July 2021 flooded properties in Lonsdale, Bakers Lane and Bartlow Road.
  - ii) Torrents of water flooded down the site and overwhelmed the basin until it overflowed.
  - iii) Damage to properties, inconvenience/stress to owners, and future threat of flooding.

- iv) Effect on insurance and value of properties.
  - v) Need to consider risk from development, higher surrounding land, land levels, and Horseheath Road.
  - vi) Need to consider risk during construction and when complete.
  - vii) Lack of understanding of geology of area and impact upon infiltration rates.
  - viii) Poor layout where road cuts across site contours.
  - vi) An investigation into the material facts of the flood event needs to be carried out.
  - vii) Extension to public consultation required for the implication of the facts in relation to the submitted information.
  - viii) Details of the process which you will be following in deciding this matter, including gathering of evidence (through the LLFA investigation and otherwise), assessment of impact and requirements to be placed on the developer.
  - ix) Implementation of drainage plan without permission and construction continues.
  - x) Current plan is inadequate and may be based upon incorrect or out of date computer modelling of rainfall as events are more common now.
  - xi) New hump at top of site directs water to Lonsdale.
  - xii) Removal of topsoil does not help drainage.
  - xiii) Only viable solution is the land returned to its previous state.
15. A number of further representations with photographs and videos have been received in relation to the flood event on 20 July 2021.

## **Site and Surroundings**

16. The site is located outside the Linton development framework and in the countryside. It is situated to the south of Horseheath Road, east of Lonsdale and north of Martins Lane, Harefield Rise and Kenwood Gardens.
17. The site formerly comprised open agricultural land. The land falls north to south and east to west. Construction on the approved development of 42 dwellings and allotments has commenced and a number of the properties constructed were recently occupied.
18. The site is located in Flood Zone 1 (low risk). The land within the south western corner of the site and some properties in Lonsdale to the south west of the site are identified on the Environment Agency maps for long term flood risk from surface water flooding.

## **Proposal**

19. The proposal seeks to discharge condition 11 of planning consent reference S/2553/16/OL dated 14 March 2018 in relation to surface water drainage of the site.
20. The full wording of the condition is set out below.

11. No development shall take place until details of a scheme for surface water drainage have been submitted to and been approved in writing by the Local Planning Authority and including arrangements for subsequent management. The scheme shall reflect the principles set out in the surface water drainage strategy prepared by Thomas Consulting as contained in the appellant's Proof of Evidence (Ref: 4760). The scheme shall include appropriate flood mitigation measures and shall be implemented in accordance with the approved details, and in accordance with an agreed programme.

21. The proposed surface water strategy for the site is through sustainable drainage measures relying on infiltration. The main components are an infiltration basin, permeable paving, and drains/private sewers to the infiltration basin. Banks would be formed along boundaries to manage overland flows of excess surface water from surrounding land to the site, and from the site to surrounding properties.

## **Planning Assessment**

22. The key issue to consider in the determination of this application relates to the appropriateness of the proposed SUDS drainage solution outlined having regard to the planning condition, the sites characteristics, the development plan policies and the particular concerns of the Parish Council and local residents following the recent flooding event in July 2021..
23. The site is located in Flood Zone 1 (low risk land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)) but it is recognised that part of the site is identified as an area of flood risk from surface water on the Environment Agency's flood risk maps.
24. The nearest watercourse is the drainage ditch to the south of Finchams Close 250 metres to the south. The River Granta is 300 metres to the south. The land levels fall from the site towards the river.
25. The site falls to the south and west. Properties to the south in Harefield Rise, and Bakers Lane, and to the west in Lonsdale, are at lower land levels than the site.
26. The soils on the site are of chalk strata.
27. The Proof of Evidence in relation to the Surface Water Drainage Strategy referenced in condition 11 of S/2553/16/OL advises that the development should be able to deal successfully with its own surface water runoff, but will also reduce the flood risk for the Lonsdale and Martins Lane properties which already flood.
28. It suggested the following sustainable drainage measures to mitigate the flood risk:-

- i) to address overland flow from north and east: banking inside landscape buffer zone and the first 4m of the new access will slope at 1 in 40 towards Horseheath Road.
  - ii) to address surface water flooding to properties to the south: bank along the western and southern boundaries of the site.
  - iii) For highway drainage: pipe to a soakaway at the northern end of the public open space.
  - iv) For house drainage: infiltration trench to southern end of public open space.
29. The submitted Surface Water Drainage Strategy, as amended, comprises a range of sustainable drainage methods to address the risk of surface water flooding from the development and to reduce flood risk to the surrounding area. The proposals have been developed (and further evolved) so as to make clear how, as required by condition 11, they have been based upon the principles set out in the surface water drainage strategy prepared by Thomas Consulting at the time of the outline planning permission appeal. This includes not only addressing and holding water captured by the development on the site for infiltration, but also addressing the risks of overland flows onto and from the site from both the new site entrance on Horseheath Road but also flows from the adjoining agricultural land to the east. These overland flows onto the site partly conveyed into the site by the temporary site access road and exacerbated by the sites partially developed status, are believed to have been a significant contributory factor leading to the flooding of properties in the adjoining Lonsdale development and beyond in July last year.
30. The measures are set out below: -
- i) Overland flow from the north and east.
    - a) A landscape buffer would be provided along the eastern boundary and the Horseheath Road boundary as per the layout approved under reserved matters application ref. S/4418/19/RM. The inside edge of the landscape buffer would have a shallow bank, generally 0.5m high and rising to 0.75m high. The contour plan shows the land levels and that the highest point of the bank would be in the north eastern corner. The cross section drawing shows the profile of the banks. The section of the bank adjacent to plots 9 and 10 would be reinforced with a concrete plug.
    - b) The first 4m of the access road would slope towards Horseheath Road at a gradient of 1:40 (effectively 0.1m above the existing channel level). The contour plan shows the levels.
  - ii) Surface water flooding to properties to the south.

A shallow bank would be provided along the southern and western boundaries of the site. The bank would measure not more than 0.5 metres high. The contour plan shows the land levels. The cross section drawing shows the profile of the banks. The drawings show that parts of these banks would be reinforced with a concrete plug.
  - iii) Highway drainage



The adopted road would have standard piped drainage which discharges to the infiltration basin. There would be tanked permeable paving to provide additional storage which will be privately managed.

iv) House drainage

An infiltration basin would be provided within the southern part of the open space to the south west of the site. It has been designed with a volume to accommodate the 1 in 100 year storm allowance plus 40% climate change from impermeable surfaces within the site along with rainfall falling directly onto the basin. In addition, a 300mm freeboard has been incorporated within the basin. Tanked permeable paving would provide additional storage. The system has been checked with a factor of safety of 10. Any storm durations over and above the required volume, would drain via overland flood routes as shown on the drainage plan.

31. Infiltration tests have been carried out on the site to demonstrate that these methods of drainage are suitable. The observed performance of the infiltration tests has been carefully considered by the LLFA and their consultants following concerns raised by the Parish Council and local residents. These suggest that the assumptions on infiltration associated with the proposed SUDS scheme are acceptable. However, their response notes that further verification tests to the infiltration basin will be required if approved to ensure that the scheme functions as designed.
32. The microdrainage calculations were originally modelled on Flood Studies Report (FSR) rainfall data. The calculations have now been updated and are now based on Flood Estimation Handbook (FEH) rainfall data. This increases the capacity required by 41 cubic metres or 60mm.
33. The system will have a range of treatment measures prior to entering the system to filter out debris and ensure that there would not be any pollution to groundwaters. These will include a catch pit with a sump for positive outfalls, a catch pit, block bedding course and geotextile separation membrane for the permeable paving, and sediment forebay for the infiltration basin. The basin would have a dense vegetation layer and 300mm depth soils.
34. The scheme will be regularly maintained for the lifetime of the development and a revised schedule (February 2022) has been submitted to outline how such maintenance will be addressed. A management company would regularly maintain the majority of the drainage components such as private sewers, the infiltration basin and permeable paving. The surface water sewers within the main access road to the forebay would be offered to Anglian Water for adoption.
35. Surface water will not be directed to Anglian Water main surface water or foul water system.
36. Following the flood event on 20 July 2021 part way through construction of the development, an investigation has been carried out by the Lead Local Flood

Authority and Anglian Water into the cause of the flooding to neighbouring properties.

37. The drainage basin currently on the site is not constructed in full accordance with the proposed scheme details and is based upon the information submitted with the previous application S/2553/16/CONDI which was refused permission. The investigation revealed that the site may have contributed to the flooding through silt and other debris being mobilised in the water flowing through the site towards and into the infiltration basin and compacted which then impeded its ability to adequately allow water to soakaway. In addition, it is understood that water was pumped from the basin into the foul water system. The Lead Local Flood Authority has advised that improved measures on the site are required during construction. Anglian Water has concluded that no further action is required.
38. The LPA also engaged with the applicants to enable the implementation of a series of interim measures designed to respond to the rapid inundation of the site during the construction phase. These further measures were set out in a revised construction management plan and comprise: -
- i) The temporary site entrance has been altered in terms of its levels and a drainage channel provided along the edge so that potential surface water flooding from Horseheath Road would be redirected into the field.
  - ii) A trench has been dug at the end of the new drainage channel to create a soakaway and encourage the surface water onto the soft landscape of the field. In addition, a temporary bund has been constructed along the edge of the temporary access road to prevent overland flow from the field onto the construction site.
  - iii) Materials have been moved away from water channels to mitigate the risk of any silt and sand being washed into the infiltration basin.
  - iv) The LEAP will be landscaped as soon as possible to help mitigate / reduce surface water run off which was one of the main routes for the recent flood waters.
  - v) All new gullies have been cleared from site debris and checked to be clean. They have been relined to reduce the silt and sand build up. This will be monitored during construction.
  - vi) Emergency sand bags have been filled and stored onsite.
  - vii) A number of French drains around the construction compound to stop any surface water running off the fields into the site compound.
  - viii) The levels have been increased around the boundary of the infiltration basin to mitigate the risk of any overflow.

- ix) Along the road boundary of the infiltration basin a course of concrete blocks (bedded on mortar) has been installed to form a barrier to catch any silt and sand that may flow in the surface water before it reaches the basin.
- x) Post Construction, the temporary construction access and site compound will be removed and the field access and verge will be restored to its previous state.
39. The County Council have also undertaken works adjacent to the highway to re-instate roadside rills to reduce surface water flows along Horseheath Road above the site. The above measures are considered appropriate for a temporary period during construction until the main drainage system is completed.
40. Policy CC7, CC8 and CC9 of the South Cambridgeshire Local Plan, address surface water drainage, water quality and flood risk matters arising from drainage schemes on new development. The NPPF seeks to ensure that when making planning decisions, flood risk is not increased elsewhere as a result of a development. The NPPF, echoes the adopted Cambridgeshire Flood and Water SPD and encourages the use of sustainable drainage systems unless there is clear evidence that this would be inappropriate.
41. The Parish Council and residents have raised a number of concerns and objections to the proposed surface water drainage solution. Residents' concerns echo the concerns of the Parish Council but also include detailed concerns arising from the design parameters and calculations, the systems modelled performance and the suitability of the ground for an infiltration-based SUDS solution together with concerns about the management of existing overland flows into and over the site and the management of exceedance flows from the basin itself in the event of extreme rainfall events. Their concern is heightened by the events in July 2021 which led to localised flooding in the adjoining housing areas and from the early submissions made by the applicants. As a result of these concerns, the LLFA have engaged third party consultants to "peer review" the proposed drainage solution.
42. Officers are satisfied that the proposals engage with the principles contained in the Thomas consulting water drainage strategy. Through engagement with the LLFA, the design parameters and calculations underpinning the design solution have been reviewed by the LLFA and are considered to be appropriate and acceptable. This includes consideration of the proposals against the Local Plan policies and Cambridgeshire Flood and Water SPD. During the consideration of this application, the applicant has continued to construct homes on the site. Some of these homes have been occupied. This does mean that as the scheme has been developed, concerns have also been raised about whether the proposed drainage strategy is capable of implementation in full, and whether the below ground (especially) drainage installed on the site, will perform in accordance with the calculations forming part of any agreed drainage details.

43. As the Parish Council comments also note, landscaping works have taken place in a way that do not reflect the details contained in the submitted proposals. Further works are also known to be required to replace the temporary bunds around the infiltration basin, to ensure that embankments/bunds required on the western, southern, and eastern site boundaries and forming part of the principles to the original FRA are incorporated into the finished scheme and that necessary changes to the site access road are carried out. The measured performance of the infiltration basin also requires validation alongside a revised scheme for maintenance of the SUDS system.
44. The applicants have advised that as part of their submission, they will commit to a post implementation assessment and monitoring of the scheme, and that detailed timetable for the implementation of the necessary remedial measures that are required to fully implement the scheme have been recently provided. Officers have sought clarification on this recent information – particularly in respect of works along the western site boundary.
45. Subject to the expected receipt of the outstanding information by the time of the Committee and noting the continued objection and concern of the Parish Council and local residents, officers are nevertheless satisfied with the assessment of the LLFA that the surface water drainage scheme is consistent with the objectives of policies CC7, CC8 and CC9 of the adopted Local Plan, and the Cambridge Flood and Water SPD and can now be approved.

#### **Other Matters**

46. Parish Councils are notified of discharge of conditions applications for information as discharge of conditions applications relate to technical details for approval. In this case, and particularly following the events in July 2021, the LPA and LLFA have sought to share with the Parish Council the further details received and have sought to consider carefully the comments from Linton Parish Council and all representations received in drawing conclusions on the suitability of the proposals. In particular, concerns expressed about implementation of the development – and the carrying out of landscaping works that contradict the proposed detailed drainage scheme have been captured through further submissions (forming part of the approved details) indicating a scheme of post approval implementation and monitoring.

#### **Planning Balance and Conclusion**

47. The concerns from the Parish Council and local residents in relation to the method of surface water drainage and the impacts upon flood risk is noted.
48. However, the Council's officers and statutory consultee considers the surface water drainage scheme reflects the principles set out in the surface water drainage strategy prepared by Thomas Consulting as contained in the appellant's Proof of Evidence (Ref: 4760) referenced in the appeal decision. The role of planning conditions in addressing existing flood risk has been

considered by the courts previously and expectations that the development should remove all existing flood risk to surrounding properties cannot be reasonably achieved. Noting the measures proposed, the assessment process conducted by the LLFA, officers conclude that the proposed measures are acceptable having regard to planning policies and national and local planning guidance and would not result in a significant risk of flooding to the site and surrounding area.

## **Recommendation**

49. Officers recommend that the Planning Committee accept the following surface water drainage details but do not formally discharge the condition as the development has commenced.

Surface Water Drainage Statement reference DES/035/410 Revision G dated January 2022 by Croudace Homes  
Construction Management Plan (CMP) Revision D dated September 2021 by Croudace Homes  
SuDS Maintenance Requirements dated February 2022 by Croudace Homes  
Drawing number 035/360 Scope of Drainage Works

## **Background Papers**

Planning applications S/2553/16/CONDO, S/2553/16/CONDH, S/2553/16/OL, S/1969/15/OL, S/3405/17/OL and S/4418/19/RM.

## **Report Author:**

Karen Pell-Coggins – Senior Planning Officer  
Telephone: 07704 018456

This page is left blank intentionally.

# Agenda Item 8



9 March 2022

**Report to:** South Cambridgeshire District  
Council Planning Committee

**Lead Officer:** Joint Director of Planning and  
Economic Development

---

## **S/2553/16/CONDH – Ward Linton / Parish Linton (Land Off Horseheath Road)**

Proposal: Submission of details required by condition 12 (foul water drainage) of planning permission S/2553/16/OL for outline planning application with all matters reserved for up to 42 dwellings and allotments (not less than 0.45 hectares)

Applicant: Croudace Homes

Key material considerations: Foul Water Drainage and Neighbour Amenity

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: September 2021

Application brought to Committee because: The application is one that in the opinion of officers, in consultation with the Chair and Vice-Chair, should be determined by Committee because of the complexity of the application having regard to the sites history

Presenting officer: Karen Pell-Coggins

### **Executive Summary**

1. The application seeks to agree the foul drainage details in relation to condition 12 of planning consent S/2553/16/OL for the erection of up to 42 dwellings on the site and allotments.
2. The foul drainage system will consist of discharge of foul drainage from the dwellings via foul water sewers to a private foul pumping station which would

then direct the flows via foul water sewers towards manhole 1801 in Lonsdale to connect to main foul sewerage system.

3. The concerns from the Parish Council and local residents in relation to the method of foul drainage and the impacts upon the foul drainage system and the amenities of existing and new dwellings is noted. This includes a related concern about the relationship between the surface water drainage solution and the proposals for foul water drainage.
4. However, the statutory consultees consider the foul drainage scheme to be acceptable and it would not result in significant harm to the quality of water resources or adversely affect the amenities of neighbours of the existing or new dwellings.

### **Relevant planning history**

5. **S/4418/19/RM** - Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission S/2553/16/OL for the erection of 42 dwellings including the provision of 0.45ha for allotments - Approved
6. **S/2553/16/OL** - Outline planning application with all matters reserved for up to 42 dwellings and allotments (not less than 0.45 hectares) - Appeal Allowed

### **Planning policies**

7. **South Cambridgeshire Local Plan 2018 Policies**  
CC/7 Water Quality  
HQ/1 Design Principles  
SC/10 Noise Pollution  
SC/14 Odour and Other Fugitive Emissions to Air
8. **Supplementary Planning Documents (SPD's)**  
Cambridgeshire Flood and Water - Adopted November 2016  
Greater Cambridge Sustainable Design and Construction - Adopted January 2020
9. **National Policy**  
National Planning Policy Framework (NPPF) 2021  
National Design Guide 2019

### **Consultation**

10. **Anglian Water** – Has no objections, as amended.

***Comments 6 September 2021***

Foul Water:



We can confirm that after visiting the area we discovered our asset map was incorrect, as the resident correctly states. We have carried out an investigation of this part of the foul network and have now corrected our asset records. We have also re-assessed the application based on the submitted documents and our updated records, our capacity assessment concludes that the foul only network has capacity to receive the additional foul flows from the development proposal.

Surface Water:

We have been involved in discussions with residents, Linton Parish Council and the LLFA regarding the recent flooding. The flooding was caused by surface water. Surface water enters our foul only network which causes surcharging. This surface water should not be in the foul system, and on new major development sites we work with and rely on the expertise of the LLFA as they are the statutory body for surface water management. This development site is not proposing to connect the surface water into Anglian Water assets, we therefore cannot comment on the suitability of the surface water proposals, this is the responsibility of the LLFA.

***Previous comments 16 October 2020***

No objections.

***Response to Linton Parish Council response to the Anglian Water comments on Linton Parish Council Drainage Consultant's report 26 July 2021***

We can confirm that our senior engineer has reviewed the assessment supplied to the parish by A E Designs and we made the following observations

In general the flow rates used are substantially higher than we would use to determine demand loading. Although Sewers for Adoption is a recognised standard the flow rate employed (4000 lts/head/day) is a factored value rather than a limit state parameter. It is used to ensure sufficient allowance is made for areas of uncertainty in design when considering the most appropriate minimum pipe size. It is not intended as representative of actual demand.

In evaluating actual demand ahead of flow measurement, our practice is to base the initial assumptions on the values derived from our observations of water consumption, occupancy and asset performance. We refer to this in our minimum asset standards (MAS) and calculate the base dry weather flow value as follows:

Occupancy rate of 2.35 people per dwelling  
Consumption rate of 125 lt/head/day  
Diurnal peak factor of 2.12  
Infiltration allowance of 25%

These represent an average of values across our region.

Whereas using the Sewers for Adoption rate produces a peak dry weather flow of 0.046 l/s per property, the MAS calculation for demand is 0.008 l/s per property.

There is in general, a pronounced diurnal pattern in demand flow from residential areas. Consequently sewerage is designed to allow for a degree of flow balancing. Therefore, along with the instantaneous flow rate when assessing capacity, we also consider the volumetric loading in cubic metres over a given time (eg. m<sup>3</sup>/hr or m<sup>3</sup>/day).

In this context the 10-fold disparity between our average observed volumetric loading and that extrapolated from the Sewers for Adoption rate becomes very significant.

***Response to Linton Parish Council Drainage Consultant's Report - Assessment of Foul sewerage facilities in Linton Village August 2016 15 April 2021***

Anglian Water was consulted on both planning applications for Land Off Horseheath Road Linton and Bartlow Road, Linton. We can confirm that there is a capacity to accommodate the foul flows from both developments. We note that both planning applications were approved by the Local Planning Authority South Cambridgeshire with drainage conditions applied to the decision notices. Anglian Water works closely with the Local Planning Authority and the developer to ensure that the approved drainage strategy is complied without causing detriment to our network and to the local area.

We have checked the reported incidents to Anglian Water for this area. We can confirm that our field technicians who visited the area have investigated these issues accordingly and resolved them on site. We can confirm these issues within our foul network were related to blockages in our foul network which are caused by non-flushable items being flushed into our network. These items can cause issues and prevent the foul sewerage flows from moving within the network causing blockages until our field technicians from our operations team do visit the affected area and flush the network.

Our network capacity assessment is based on the number of dwellings as well as the applicant's drainage strategy such as the point of connection and the proposed discharge rates. Our engineers when carrying out their capacity assessment take into account the additional foul flows from the proposed development to be discharged into our network. They also take into account the existing developments and local growth in the area as well as any incidents of flooding that are network capacity related incidents. The available capacity within the network and within our water recycling centre will be dependent upon the development proposal, location of any connection point and proposed discharge rates proposed by the applicant.

Please note we don't take into account the incidents of flooding that are not related to capacity in our network such as blockages caused by non-flushables,

tree roots, operational maintenance issues and surface water flooding. Such incidents need to be reported to our operation team on 0345 714 5145. During the heavy rainfall storm events our foul drainage network may become overwhelmed with the sudden surge of surface water caused by heavy rainfall which can enter our network for not having anywhere else to drain. These incidents are also not related to capacity in our network.

11. **SCDC Drainage Officer** - No objections, as amended.

***Comments 10 March 2021***

Information has been supplied to confirm the outstanding points raised. The foul water scheme shall be constructed and maintained in full accordance with submitted information supplied on 10 December 2020.

The foul water pumping station is still within close proximity of a dwelling, whilst this may have the potential for smell nuisance this is outside of our remit to comment on.

***Previous comments 8 September 2020***

Croudace Drainage Statement referenced DES/035/410 (C) and dated July 2020 has been reviewed.

The Croudace Drainage Statement appears to propose a private foul water pumping station with 24 hour storage capacity and telemetry system 'which will provide the management company with a direct contact should a failure occur'.

The foul water pumping station will discharge at a yet to be agreed rate to an existing foul water public sewer manhole within the neighbouring Lonsdale Estate.

Confirmation of the private pump station rate that has been agreed with Anglian Water is required.

Consideration of the risk of flooding following failure of the on-site pumping station and how this risk will be managed - supported by calculations - is required.

Detailed construction drawings of the proposed foul water drainage system and onsite pump station are required.

Confirmation that an agreement has been made with the necessary landowners/consenting authorities to cross third party land is required.

A Management and Maintenance Plan for all proposed drainage features that are to be adopted and maintained by a third party management company is required.

Please submit the MicroDrainage Network Model for the foul water drainage network.

With reference to Appendix G (Foul Water Drainage Strategy) of the Drainage Statement, the minimum distance of the private foul water pumping station to habitable buildings appears to be around 2.5m. Sewers for adoption guidance indicates 15m may be more appropriate to minimise the risk of odour, noise and nuisance. Please provide justification for the distance of the private foul water pumping station to any habitable buildings

12. **Environment Agency** – No objections, as amended.
13. **Environmental Health Officer** – No objections, as amended.

***Comments 29 April 2021***

Accepts that the noise is unlikely to be an issue given the attenuation that is likely to be achieved through the siting of the electric pump in the underground concrete tank.

In relation to the odour, a pump rate of 2 or 3 a day is unlikely to allow septicity to occur whilst it is waiting to be pumped (particularly as it will be diluted material with other waste water such as baths, sinks, showers, etc.) and it is accepted that it is unlikely that odour nuisance will occur.

***Previous comments 29 March 2021***

I understand a number of concerns have been raised by local residents and Linton parish council concerning the suitability of the proposal, citing amongst concern, issues of noise and odour. In response, I make the following comments.

**Noise**

The applicant has not provided any details of the noise that may arise from the equipment or how this will be attenuated. Whilst I do not feel it necessary for a full noise survey to be undertaken, some information concerning the noise levels from the pump (or any other significant noise contributors) would be useful as well as the expected attenuation any housing would provide could allow me to ensure that these concerns are unlikely to affect local residents to the proposal.

**Odour**

Generally speaking, odour may arise from pumping stations if the waste is allowed to go septic. Whether this material is likely to go septic will depend on multiple factors including how often the pumping station discharges into the mains sewer, whether any chemical dosing is undertaken as well as the concentration of waste to the water. It would be useful for the applicant to confirm how they calculate the capacity of the pumping station and how frequent they estimate that the waste will be pumped.

14. **Lead Local Flood Authority** – The condition application is for the discharge of a foul condition, which we do not comment on. As stated in our previous response, the application does not appear to have any surface water flood risk or drainage implications therefore we have no comments to make.
15. **Linton Parish Council** – Objects to the application, as amended.

***Comments on application 29 September 2021***

Linton Parish Council has repeatedly raised material concerns about SCDC's handling of applications for the Bartlow Road and Horseheath Road sites. This has come to a head and LPC has reluctantly started Judicial review.

Planning Committee are being asked to tick the boxes retrospectively for:

1. The revival and alteration of a planning consent that lapsed in 2019.
2. Unauthorised work to continue despite evidence of serious harm to the environment.
3. Approval of drawings that have not been publicly consulted on.

Planning Committee is not being provided with the full case to consider –

1. Technical consultee responses are based on different drawings to the ones being determined.
2. Planning Committee are not being provided with the evidence provided by local people, which includes photographs, videos and other relevant evidence. LPC responses have repeatedly been abridged including on the planning portal which removes the relevant illustrations.

The published Enforcement report does not include the works at Bartlow Road including connection to the defective old 6" foul drain in contravention of S/1963/15/OL Condition 11 and construction of sand filled pits in the porosity test positions.

The report on unauthorised work on Horseheath Road fails to mention its flooding of the village (page 621).

The report fails to tell you:

Horseheath Road

1. The work on site has continued apace without consent and the show home and its roadside neighbours are almost complete, contrary to the SCDC enforcement agreement.
2. On 20 July 2021, there was a rainstorm at Linton (not unusual). During the rainstorm, there was a major flood on the site, where the flood attenuation basin proved totally incapable of dealing with the demand. It overflowed into adjoining homes, roadways and gardens around the site, and then down the slopes into the rest of the village. The village is still clearing up.
3. The developer brought in a tanker, and instead of removing the floodwater, they pumped it into the village's drainage system. As a result, the flooding of the homes, roadways and properties became a distinctive light brown silt colour and texture which showed the source.

4. The contents of the drain left sewage in the village and contaminated the rare chalk stream.
5. The extent of silted water showed that the Anglia Water maps for Linton are wrong. The drainage from Lonsdale does not go in the direction plotted, and the flood water, surface water and foul water pipework all go into the old defective 6" foul water pipework. The Bartlow Road sewer pipe is a shared drainage pipe carrying surface and foul water.
6. Committee is being asked to sign off approval on a failed scheme where promises of a redesign are made, but no drawings are available or consulted on, and there are substantial discrepancies between the claims for the infiltration, and the photographic evidence that it fails to drain.

#### Village drainage

7. The Minutes of Bartlow Road S/1963/15/OL explain fully that the independent drainage report was fully accepted by SCDC and Anglia Water, that there was evidence of greater historic river flooding, and that Conditions 10 and 11 were required to protect the village against the risk of flooding. The report showed that numerous sections of pipework within the old 6" Bartlow Road section failed basic foul water capacity and technical requirements. Connection to the newer village drain was required. The S73 and unauthorised works blatantly ignore this.
8. All calculations by all parties have been based on Linton drainage being a foul water system only. The events of 20 July showed this was a gross underestimate as Linton has a mixed sewer system which also takes surface water flooding from the hillsides and the village.
9. The photographic evidence showed that even the newer section of drain was incapable of dealing with the demands of a mixed system. The foul drainage from approximately 1000 houses and the silt from Horseheath Road ran directly into the River Granta, our Protected chalk stream.
10. None of the responsible authorities recorded this as a major contamination incident, which the evidence shows it is. The people extracting along this river would not have been aware they were extracting substantial amounts of sewage as well as silt.
11. LPC has repeatedly asked for there to be a moratorium on development until the drainage situation at Linton is fully investigated and resolved. The statutory authorities agreed.
12. The Planning Report and LLFA letter refers to an 'investigation' (as a result no action would be taken). This did not comply with the basics of an investigation as no procedure was published, no person qualified as an inspector was appointed and no local witnesses were interviewed.

Summary The evidence shows that the Committee Report lacks transparency.

LPC hopes that this Planning Committee will properly question this report and if still required to decide on the applications, to test the clarity and evidence, and properly consider the Council's responsibilities to carry out a transparent decision process and to protect against the risk of flood

***Letter dated 23 July 2021***

Linton Parish Council have grave concerns regarding your consideration of LPC comments, which appear to be being ignored or not treated with due seriousness. Also, weight appears to be given to information that is based on inconsistent drawings, out-dated, inaccurate or inappropriate. We request that the conditions for drainage schemes, surface water and foul water conditions are re-considered and that your objections to these are re-instated.

Following the heavy rainfall of 20th July 2021 which, although not unprecedented, has served to highlight the special issues of flooding in this village, LPC request a full inquiry into flooding and a moratorium on development and the use of SUDS schemes. The inadequacy of the sewage system and poor maintenance of drains are contributing factors to the flooding. The need to review the systems that affect the village and lead to the problems have been seen so clearly over the past few days and solutions need to be found. These are issues that LPC has been raising for many years.

Please see comments previously raised by LPC on SUDS and surface water drainage schemes. These include:

- i) Inadequate porosity and infiltration tests - wrong time of year, inappropriate sites, following long dry spells, unable to repeat accurately due to changed surface and substrate of test holes.
- ii) The routes of surface water flooding - down spine roads, following contours rather than the route that developers would like them to follow
- iii) Historic flooding levels
- iv) Local knowledge of flooding routes and levels of water.
- v) Inadequacy of flood prevention measures such as loss of bunds as shown in the OL applications
- vi) Inaccurate EA flooding maps, or the wrong/outdated/inaccurate maps being used.
- vii) Conflict between plans and drawings in different applications.
- viii) Impact of balance ponds and hard structures on the landscape
- ix) Failure to take into account the cumulative effect of development on the drains.

Full details are in the comments submitted by LPC to the applications and amendments.

LPC has not been given the right of response and in a number of cases has only discovered retrospectively that the specialist drainage report that the planning condition was based on has been ignored.

The parlous state of the foul water and sewage systems have been repeatedly raised. The cumulative effect of development and additional pressure on the system has been ignored. The disputed calculations of Anglian Water appear to have over-ridden the LPC commissioned engineering reports, the informed comments of our own engineers on LPC and consultants, in making decisions on development.

In the documents recently forwarded to LPC as part of the appeal process. we see that a document has been used to inform the decision to remove the LLFA

objections to the Bartlow Road drainage scheme. This probably refers to work done on the river around 1968. This work would have been done by the EA and is probably the cement lining of the river to change the drainage through the village near the High Street bridge and Dog and Duck. This did not change the floodplain or affect the river near the development sites; it merely turned a section of the rare chalk stream into a drainage channel (work that is currently being reviewed with a view to returning the stream to its natural state). Being so far downstream, there is no effect on the development site.

Later work, by LPC, has helped restore the floodplain (helped by a grant from SCDC) but this is again downstream of the development site and has no bearing on flooding or surface water drainage in that area. In fact we are acutely aware that the development sites could undo the work done by LPC to protect the village, FYI all this work by LPC was advised by experts and appropriate authorities and with full permission.

The points raised by the developer that these works have any bearing on flooding on site is refuted. The surface water flooding schemes proposed by the developers would add to flooding problems in the village, downstream and the state of our rare chalk stream.

The unique geological, geographical and flooding sensitivity of Linton need to be fully understood and the proposals of the developers reviewed - current housing development is not appropriate and not sustainable. Linton is in a river valley with a rare chalk stream. It can flood from the river, from surface water and also from the gravel beds beneath the village. It lies over a main aquifer which, like the river, may be full or nearly dry due to over abstraction; a sensitive area. This, combined with a dated sewage system, already at overcapacity, leaves us vulnerable to climate changes or even seasonal changes - the latest flood is nothing new.

If developers would design houses suited to needs, in appropriately small numbers and with proper provision for the welfare of neighbours and the situation, then they might be acceptable. As it is, a full review of housing development and its effects on the established community need to be re-considered and the development proposals rejected.

For the moment we need building work to be stopped at Horseheath Road, and any supposed pre-commencement work to be forbidden at Bartlow Road.

It is clear that the drainage and foul water schemes for both sites are not appropriate, will not work, are detrimental to the village and will add to the long-term problems of Linton.

NB A recent short burst of heavy rain had the Horseheath Road "balance pond" overflowing, flooding neighbouring gardens and houses in Lonsdale, and causing flooding downstream into the village. The developer saw fit to pump out the pond into the yellow pipe leading to the manhole on Bartlow Road (not currently a permanent connection, and one that LPC object to most strongly) the result was, as expected, muddy water and grit flooding out near the Fire



Station. This is what will happen should a permanent connection be made, though then it will be sewage that floods out. The capacity of the system cannot cope with additional waste added to the Bartlow Road manholes, as LPC have said repeatedly.

***Previous comments on application 14 April 2021***

Please read in conjunction with the comments on S/4418/19/CONDD, Foul Water Pump. The recent amendments/information only refer to noise and odour (relying on manufacturer assertions rather than data) but LPC now comment on the drainage scheme.

LPC are aware that a connection has been laid to the Lonsdale manhole, for which SCDC approval has not been given, indeed this connection has been specifically objected to by LPC, as it links to the already over-capacity Bartlow Road sewer pipe (see below and also the Bartlow Road development).

Anglian Water has been cavalier, if not negligent, in its assessment of the connections, and hold vicarious responsibility and would be liable should the foul water scheme fail.

When this condition came to LPC for comment, we responded (along with the Sustainable Drainage Engineer) that there was insufficient information to give fully informed comments. We now submit comments on the (still incomplete) information that has been submitted.

A drainage layout is included which gives insufficient detail regarding the route of the foul water drains and how they might link to the main sewer (the 6 inch victorian pipe) , which runs down Bartlow Road. The link across the easement is not drawn nor is the link to the main sewer. It appears that the link to the village sewage system is expected (by the developer) to be via the manhole in Lonsdale that then links to the already overburdened sewer on Bartlow Road. This is not acceptable and the condition should be refused.

i) The sewage pipe is planned to go through the "easement" of the SCDC Ransom Strip to link to the already-overburdened Lonsdale manhole. This is not part of the original plan and has not been sufficiently assessed i.e. in conjunction with the overall sewage system.

ii) This will then link to the 6inch Victorian sewer on Bartlow Road; a link expressly forbidden in the Bartlow Road development due to lack of capacity. Since that OL application, there have been several infill houses and extensions that also feed into this sewer pipe. However, the connection at Lonsdale has not been evaluated to consider the additional burden.

LPC request that Anglian Water is engaged in discussion regarding the connection of this development to the sewage system via Lonsdale.

iii) We do not contest that there is capacity at the pumping station and sewage treatment works at Cow Gallery Woods, west of Linton. However, we do argue that the pipes and drains through the village are already at or over capacity (development in Linton includes recent infill areas, house expansion and other outline planning applications, not considered by the reports)

- iv) Linton Parish Council commissioned an independent report on the state of the drains on the western side of the village (AE Design report to be sent through to be considered with LPC comments). Our expert refutes the patency of the existing drain network.
- v) The recommendations of the AE Design Assessment of Foul Water Sewerage Facilities in Linton Village in August 2016 concluded that the foul water main from this area into the village was the worst part of the village's pipework, 'in a parlous configuration' and should not be put under additional stress by being added to. The report identified that these sections through the village had insufficient capacity to convey the loads, had poor velocity and were unable to self-cleanse. The charts referred to in Appendices show these sections failed as they were already at over capacity of 105% to 134% and had varying slopes of between 1in5 and 1in75, all of which failed.
- vi) The concern of LPC is that our expert is correct and that the High Street and historic core of the village will have to be dismantled (most houses in the Special Conservation Area have cellars and fragile foundations or baseplates) in order to accommodate larger pipes to carry the foul waste generated by the development. The pipework from this site does not just lie under the modern developments of the 1970's, as shown in both the analyses, but also under the historic core of the village - the Outstanding Conservation Area with the highest density of listed buildings in Cambridgeshire and its narrowest High Street.
- vii) The difficulties of installing new sewer pipes across the Recreation ground at the west of the village show how problematic it would be and the disruption that would be caused to the village to improve the sewage system to cope with the burden of the development.
- viii) The Diocese report (for the OL application) and Anglian Water do not assess the capacity of the main village drainage, only the local capacity close to the point of connection. Our expert assessed beyond this, where the old village main drain is undersized and defective. A connection to a different sewage pipe is required.
- ix) Recent moderate rainfall caused the contents of the Victorian sewer to overflow near the Fire Station (a regular event) the odour of sewage overspill was obvious and lasted for days. If this happens now, how much worse will it be when the additional houses (recent infill and being built) and this estate are added to the over-capacity system?

Please also see the comments on the Bartlow Road development which also contest the use of the Bartlow Road sewer for their estate.

***Previous comments on application 28 September 2020***

Concerns remain due to the proximity of the pumping station to houses with issues of noise, odours and loss of amenity (nuisance). This is placed at the area of the site that is prone to flooding, in SPZ2. Overflow or flooding from the foul sewage would contaminate the SUDS pond and the aquifer (which supplies our drinking water), immediately below or to Lonsdale. Please see previous comments, which still stand.

Please see Appendix A for a copy of the comments in relation to application S/4418/19/CONDD.

Please see Appendix B for a copy of the comments in relation to the Bartlow Road development.

***Report from Linton Parish Council Drainage Consultant - Assessment of Foul sewerage facilities in Linton Village August 2016***

The extant foul sewerage that may serve the proposed development is currently (allowing for variations in the assessment and discharge units calculations) delicately balanced between sufficiency and failure. Any loading additions to the sewerage under review should demonstrate the suitability of the extant installation. In particular, flow additions from surface water highway drainage and informal connections should be fully investigated before any drainage infrastructure proposals are offered.

From the desktop assessment carried out using Anglian Water sewerage data it is considered that the extant sewerage should not be further stressed by additional connections.

Please see Appendix C for a full copy of the above report.

***Response to Anglian Water's response to report 28 April 2021***

We disagree with the contents of your letter and do not accept the assessment of capacity of the foul water system at that end of the village. The capacity to accommodate the foul flows from these developments is strongly doubted, knowing the parlous state of the sewerage system in this area ( see the report of AE designs and that SCDC has previously identified Lonsdale as an area where drains are a problem). Since that report more housing has been linked to the Bartlow Road pipe, with more small developments to come, exacerbating the issue of over-capacity.

Neither the surface water drainage nor the foul water conditioning (for either Horseheath Road or Bartlow Road developments) have been approved by the Local Planning Authority. Without this approval Anglian Water must not allow the proposed connections to be made. Nor can the planning process be circumvented by the developer adding the sewer linkages to TTRO submissions. The approval of conditions by the LPA is a requirement that takes precedence over any "approvals" given by Anglia Water. The drainage strategies have not been approved nor the conditions complied with.

You refer to the reasons for blockages. The network would not block if the gradient and flow through the system were sufficient to cope with what is put into the system. It is evident that the diameter of the pipe and self-cleansing velocities are inadequate to deal with even the current input.

LPC would like to see the calculations and assessments that have been made that lead them to consider that the connections are suitable. We consider your capacity assessment to be flawed.

We note that surface water flooding has not been taken into account, as you have acknowledged.

This is a particular problem in Linton due to its situation in the Granta Valley, with water from the hills surging into the village; these are now a regular feature of our climate. As you state, the foul water system may become overwhelmed by the surface water floods. This will enter your system as there is nowhere else for it to go, and surely must be taken into account when making your assessments as this is part of the required capacity of the network.

The various incidents of flooding (pluvial, fluvial and upward through the gravel beds) have been regularly reported and are subject to investigation and discussion with the LLFA and EA. The incidents of overflow due to heavy rainfall, which then goes into the drains and sewers are definitely related to capacity in the network- sewage overflow from the inadequate pipes is hardly a new thing in Linton.

You note that Anglian Water "don't take into account incidents of flooding. ..caused by heavy rainfall which can enter the network for not having anywhere else to drain".

The principle of using SUDS schemes to deal with surface water flooding is that there is a natural watercourse to take the overflow, otherwise this is discharged into the sewage system.

SUDS maintenance will be undertaken by Anglian Water "From the end of the intermediate SUDS management area, where the adoption break point is identified and agreed ...up to the point where flows infiltrate into the ground, flow into a watercourse or enter the sewer network (Anglian Water Services Limited "Towards sustainable water stewardship" - Sustainable drainage systems (SUDS) adoption manual). The SUDs schemes to deal with surface water flooding do not meet conditions and have not been approved.

There is no natural watercourse for overflow on Horseheath Road - Martins Lane is not a watercourse but a footway and lane - so not to be considered as a natural watercourse for overflow, as the developer seems to consider. The overflow of surface water will join the already over-capacity sewer at Bartlow Road, causing sewage overflow.

There are clear issues with any of these end-points - the natural watercourse does not exist and the sewers are already overburdened. Dealing with this overflow is an issue for Anglian Water to deal with, and which has not been taken into account.

The attachment of more sewers to the current system is not acceptable.

## **Representation from Local MP**

### **16. *Letter dated 29 September 2021***

As I am sure you will be aware there is significant concern within the village of Linton about flooding, following the flood event on 20 July. This has caused a significant amount of distress for a number of residents, some of whom have suffered damage to their property and have had to temporarily vacate their homes as a result. I am grateful to Stephen Kelly, Joint Director of Planning and Economic Development, Greater Cambridge Planning for joining a recent meeting I held on this issue along with other relevant parties, as well as for the correspondence I have received from him following that meeting regarding the situation in the village.

As the Lead Local Flood Authority (LLFA), Cambridgeshire County Council have acknowledged that there is evidence that the building works and the actions of Croudace Homes during the development of the land of the South of Horseheath Road contributed substantially to the pollution and flooding on 20 July. I understand that further mitigations have been proposed by the developer as a result, which have been approved by the LLFA. However, following a meeting I held with residents on the evening of 28 September, it is clear that significant concern remains and that residents and the Parish Council do not believe their views are being taken into consideration by South Cambridgeshire District Council. Linton Parish Council have said that they *"...want a full investigation into the major flooding and pollution of the village, homes and the Protected chalk stream and a moratorium on all new development until that investigation has been held and all identified failures rectified in order to properly protect the village from flooding."*

Concerns have also been raised with me regarding a lack of compliance by the developer in relation to the principles upon which outline planning permission for the Land south of Horseheath Road was granted by the Planning Inspector. I am aware that these points have been raised with South Cambridgeshire District Council officials and I have enclosed an objection by a resident that has already been sent directly to the Planning Committee, which I wanted to ensure had been received and was being considered as part of today's Planning Committee meeting.

I understand that today's session of the Planning Committee will look at condition 12 (foul water drainage) of planning permission S/2553/16/OL, whilst the 13 October session will look at the condition 11 (Surface water drainage). Linton Parish Council have informed me that Anglian Water comments added to the planning portal on 6 September acknowledge that the foul water system in the village is taking surface water as well as foul water. It is therefore the Parish Council's view that these conditions should be considered together (preferably with the surface condition before the foul condition) as the foul sewer has to accommodate any excess.

Given the significant amount of technical concerns that have been raised in recent days, I believe that the District Council and the Planning Committee may want to consider whether it would be appropriate to allow more time to look at the evidence that has been shared with members and officials and also

whether there is merit to the view that has been strongly expressed to me by residents and the Parish Council that pre-commencement conditions 11 and 12 should not be considered in isolation and as such today's session which looks at condition 12 should be delayed until 13 October, when I understand condition 11 will be considered.

## **Representations from members of the public**

17. Three representations have been received from local residents. A summary of the concerns is set out below. A full copy of the representations can be viewed on the Council's website.

18. **36 Lonsdale**

Concerns in relation to consideration of the foul drainage application at a different time to the surface water drainage application as they are linked and compliance of the scheme with the drainage principles agreed as part of the appeal.

19. **7 Lonsdale**

Concerns in relation to the capacity of the package pump system, venting of the system, health hazards from aerosol and other vented sewer gas, siting of the pump, noise, and lack of a health risk assessment. Alternative routing should be considered along with the need for additional sewer capacity.

20. **13 Lonsdale**

Concerns in relation to the method of foul drainage and siting of the storage tank and resulting noise and smells. More logical to drain direct to the south.

## **The site and its surroundings**

21. The site is located outside the Linton development framework and in the countryside. It is situated to the south of Horseheath Road, east of Lonsdale and north of Martins Lane, Harefield Rise and Kenwood Gardens.

22. The site measures approximately 2.8 hectares in area and formerly comprised open agricultural land. The land falls north to south and east to west. Construction on the approved development of 42 dwellings and allotments has commenced.

23. The site is located in Flood Zone 1 (low risk). The land within the south western corner of the site and some properties in Lonsdale to the south west of the site are subject to the risk of surface water flooding.

## **The proposal**

24. The proposal seeks to discharge condition 12 of planning consent reference S/2553/16/OL dated 14 March 2018 in relation to foul water drainage of the site.
25. The full wording of the condition is set out below.

No development shall take place until details of a scheme for foul water drainage have been submitted to and been approved in writing by the Local Planning Authority, and including arrangements for subsequent management, and the details shall be implemented as approved and in accordance with an agreed programme.

26. The foul water drainage strategy for the site is discharge from the dwellings via a network of sewers to a private foul pumping station on the northern part of the public open space on the south western part of the site and then to a manhole in Lonsdale and the main public sewer.

## **Planning Assessment**

27. The key issues to consider in the determination of this application relate to impact of the method of foul drainage upon the foul drainage system in Linton and the impact of the method of foul drainage upon the amenities of existing neighbours and the occupiers of the new dwellings.

### **Foul Drainage System**

28. The pumping station tank would be underground. It would have a total capacity of 24,480 litres and would accommodate 150 litres per person for 24 hours storage in accordance with Building Regulations Part H requirements. It would be pumped 2 to 3 times per day. A telemetry system would be installed which will provide the management company with a direct contact should a failure occur. The pumping station will be set to a rate agreed by Anglian Water at 5 litres per second.
29. The effluent will be then pumped through a rising main that will be laid within the footpath of the main estate road and pass between plots 33 and 34 and across land owned by SCDC before outfall to a break chamber and then to a gravity sewer that connects into an existing manhole (MH 1801) within Lonsdale. This will then connect to the existing main foul water sewer system on Bartlow Road.
30. Anglian Water has confirmed that there is adequate capacity within the system for the foul water flows from development at this site and the proposal would not be detrimental to the foul sewerage network or the local area. The method of calculation is based upon actual demand taking into account the development proposal, location of the connection point and proposed

discharge rates together with initial assumptions on the values derived from its observations of water consumption, occupancy, asset performance and volumetric loading over a given time. This is different to the calculation from the Parish Council's Drainage Consultant that has assessed the capacity with regards to the rate in the Sewers for Adoption document which produces a higher rate as it is based upon design uncertainties. This is explained further in the response to the Parish Council's Drainage Consultants report from Anglian Water in paragraph 10. It has also been confirmed that the combined impact of foul drainage from this site and the Bartlow Road site has been taken into consideration.

31. The Drainage Officer has advised that the method of foul water disposal is acceptable based upon the detailed information, drawings and calculations submitted for discharge to the foul pumping station and its connection to the main foul sewer.
32. The Drainage Plan shows the route of the system from the foul pump to the manhole in Lonsdale where it joins the existing system. The Drainage Statement Anglian Water Pre Planning document in the appendices shows the route of the existing system from Lonsdale towards Bartlow Road.
33. Surface water from the site has been subject to careful review (and multiple revisions) and is subject to a separate application under reference S/2553/16/CONDO.
34. Sudden rainfall that may discharge into the wider network is an existing situation and not as a result of the development.
35. Based upon the commentary and conclusions from the Councils drainage team and Anglian Water, officers consider that the foul drainage schemes impact upon the public sewers is acceptable and is not considered likely to adversely affect the quality of water resources.
36. The proposal would therefore comply with Policy CC/7 of the Local Plan.

### **Neighbour Amenity**

37. The foul pumping station would be sited approximately 29 metres from the existing dwelling at No. 7 Lonsdale, approximately 32 metres from the existing dwelling at No. 9 Lonsdale, approximately 4 metres from the new dwelling on plot 31, approximately 17 metres from the new dwelling on plot 20, and approximately 23 metres from the new dwelling on plot 8. It would be sited approximately 14 metres from the boundary of the existing dwelling at No. 7 Lonsdale.
38. Whilst it is acknowledged that the pumping station would be situated closer to the dwelling on plot 31 than the 15 metres recommended if it was to be adopted by Anglian Water, the impact upon the amenities of existing dwellings and occupiers of the new dwellings has been considered. .



39. The Environmental Health Officer has not raised any significant concerns in relation to noise or odours as a result of the siting of the foul pump station and its management and maintenance. Concluding that noise from the pump would be limited given that it would be underground and encased by concrete that would provide appropriate attenuation measures.
40. The EHO officer also consider that odours from the pump are not likely to be septic given that it will be pumped 2 to 3 times per day and the waste would be diluted by wastewater. Whilst noting the concerns expressed about this issue, officers advised by the EHO team are therefore satisfied that The siting/location of the foul water pump and enclosure is acceptable and would not adversely affect the amenities of neighbours of the existing or new dwellings. The proposal would therefore comply with Policies HQ/1, SC/10 and SC/14 of the Local Plan.

## Planning Balance and Conclusion

41. The concerns from the Parish Council and local residents in relation to the method of foul drainage and the impacts upon the foul drainage system and the amenities of existing and new dwellings is noted. However, for the reasons set out above, the Council's specialist advisors and statutory consultees consider the foul drainage scheme to be acceptable and it would not result in significant harm to the quality of water resources or adversely affect the amenities of neighbours of the existing or new dwellings.

## Recommendation

42. Officers recommend that the Planning Committee accept the following foul drainage details but do not formally discharge the condition as the development has commenced.

Response to Condition 12 foul water planning consultation comments from Chris Gray on 08/09/2020 (REF:S/2553/16/CONDH)

E-mail dated 29 March 2021 from Croudace Homes

Drainage Calculations

Anglian Water letter dated 13 August 2020

Foul Pump Station details

Drawing numbers:-

035/032 Revision G	Drainage Layout
035/042	Foul Water Pumping Station Detail
035/345	Drainage Maintaining Body Plan
5.3-01	Access Point (Type H)
5.3-06	GRP Inspection Chamber (Type J)
5.3-07	Manhole Concrete Ring (Type M)

5.3-08  
5.3-11

Manhole Concrete Ring (Type N)  
Pipe Bedding Detail

## **Background Papers**

Planning applications S/2553/16/CONDH, S/2553/16/OL, S/4418/19/RM and S/4418/19/CONDD.

## **Appendices**

Appendix A: Linton Parish Council comments in relation to application S/4418/19/CONDD.

Appendix B: Linton Parish Council comments in relation to the Bartlow Road application.

Appendix C: Report from Linton Parish Council Drainage Consultant - Assessment of Foul sewerage facilities in Linton Village August 2016

## **Report Author:**

Karen Pell-Coggins – Senior Planning Officer  
Telephone: 07704 018456

# Agenda Item 9



South  
Cambridgeshire  
District Council

**Report to:** South Cambridgeshire District  
Council Planning Committee

9 March 2022

**Lead Officer:** Joint Director of Planning and Economic Development

---

## Tree Preservation Order TPO 0035 (2021) - Land at Sheppard Way, Teversham

Parish:	Teversham
Proposal:	To confirm a Provisional Tree Preservation Order which was issued as an emergency order.
Recommendation:	Agree to confirm a provisional Tree Preservation Order
Date of Member site visit:	n/a
Application brought to Committee because:	It is required under the Council Scheme of Delegation.
Presenting officer:	Jay Patel (Trees Assistant)

### Executive Summary

1. The proposal is to confirm a provisional Tree Preservation Order (TPO) which was issued as an emergency Order to protect 2 trees which were at risk following the completion of newly built adjacent house.
2. Local Planning Authorities can issue and confirm a TPO where it appears to them “expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area”. TPO’s can be initiated either by the local authority or by request of another party. These trees have been reviewed at the request of another party.
3. In accordance with the Council’s Constitution, confirmation of any TPO comes before Planning Committee.

## **Relevant Law**

4. Town and Country Planning Act 1990 Part VIII  
Town and Country Planning (Tree Preservation) (England) Regulations 2012  
Planning Act 2008 Section 192  
Localism Act 2011 Part 6

## **Consultation**

5. The formal consultation stage occurred when this provisional Order was served on the 8 October 2021. All interested parties were given an opportunity to submit objections, comments and or representations within 28 days of this order.
6. One representation against the confirmation of this TPO has been received from the owners of the adjacent newly built property. Citing concern of the amount of leaf fall, bird dropping, health and the trees are too close to the house (a copy of the full representation is attached).
7. The confirmation of this TPO is strongly supported by the Parish Council.
8. The Council can now consider these responses and use their authority to amend, confirm or not confirm this order.

## **Site and Surroundings**

9. The trees are located on a small green area next to a new property No.4 Sheppard Way in Teversham. This new house was built on land behind 38 High Street.
10. There are two trees of interest. T1 a beech and T2 a hornbeam. Both trees are mature and appear to be in reasonable health and vitality.

## **Proposal**

11. The proposal is to confirm this provisional TPO. Once confirmed, no further action needs to be taken by the district council.

## **Assessment of the Trees**

12. The key consideration is, is it 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'.
13. Amenity is not defined in law and therefore it is left for local authorities to exercise their judgement. The trees must have reasonable health, visibility and individual, collective or wider impact. Other factors may be considered, such as importance to nature conservation or response to climate change, but only if the trees achieve the basic qualifying factors.
14. The trees contribute positively to the street scene. They can also be seen clearly from the junction at the High Street. This section of the road has residential properties on either side. The High Street is a busy main through road that leads to

Fulbourn. The trees are hard to miss due to their size. They are located behind a memorial bench and there is a Parish Notice Board sited to the left of the trees.

15. The comments raised in objection to the TPO from a local resident are noted. However, the objections raised are not reasons that would justify against the provision of a TPO on the trees.

### **Recommendation**

16. The Trees Officer recommends that the Committee APPROVES the confirmation of this provisional TPO.

### **Background Papers**

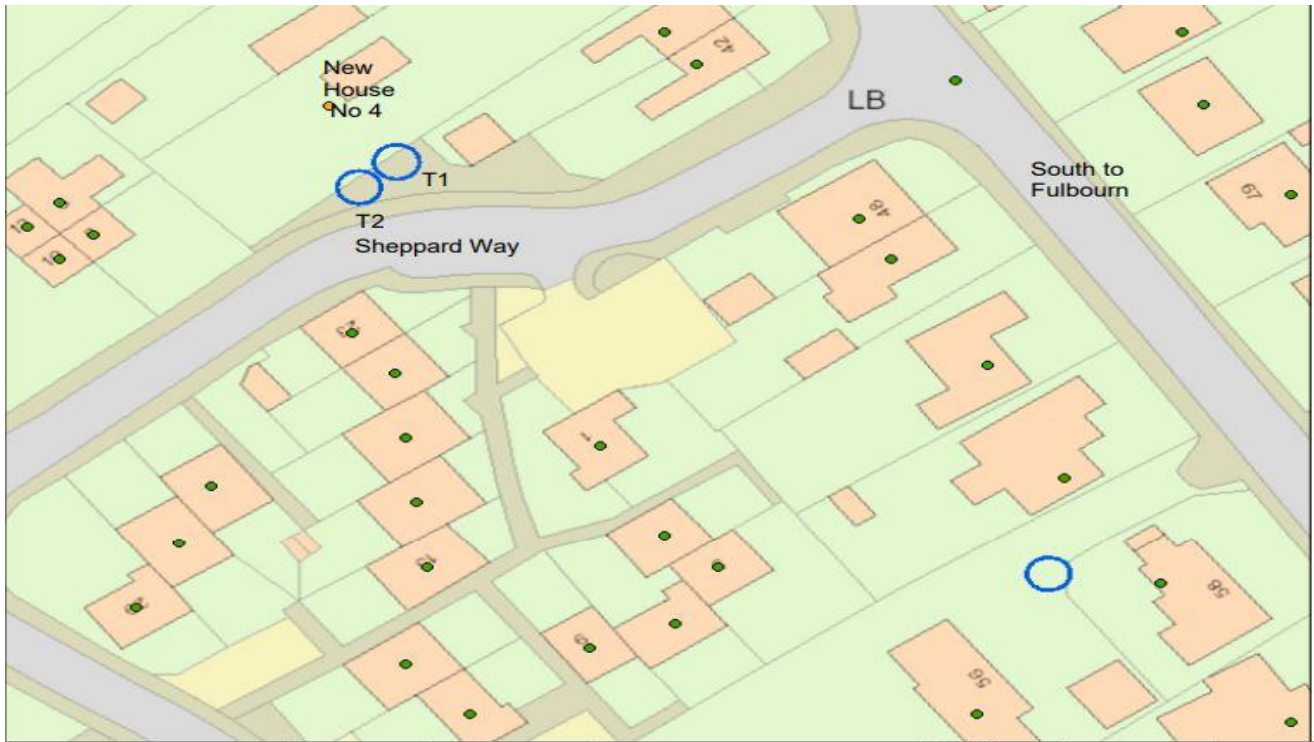
- Appendix 1 - Location map and picture of trees.
- Appendix 2 - Representations from interested parties.

Report Author: Jay Patel – Trees Assistant

Telephone: (01954) 713057

This page is left blank intentionally.

Map of Location of trees – TPO 0035 (2021) Sheppard Way Teversham



Picture of Trees



This page is left blank intentionally.



# Two Representations Received - One in support and one against the confirmation of TPO 0035 (2021)

**Jay Patel**

---

**Subject:** FW: Provisional TPO 0035 (2021)

**Importance:** High

## Supporting Comments

### **Consultation results for TPO 0035 (2021) Land At Sheppard Way Teversham Comments from Parish Council and Owners of the house next to the trees at 4, Sheppard Way.**

**From:** Alison McFarquhar <[clerk@tevershamparishcouncil.gov.uk](mailto:clerk@tevershamparishcouncil.gov.uk)>

**Sent:** 08 November 2021 09:32

**To:** Planning Trees <[Planning.Trees@scambs.gov.uk](mailto:Planning.Trees@scambs.gov.uk)>

**Subject:** Provisional TPO 0035 (2021)

Dear Sir

The Parish Councillors have the following comments to make:

COMMENTS ON TPO SHEPPARD WAY APPEAL (08/11/2021)

We are sorry to hear of the impact these trees are having on the residents but they bought the house knowing the trees were there and their searches should have shown they had to stay.

Such a substantial house should not have been built so close to them. It was obvious that a request to remove them was going to occur. The developer knew full well that the trees had to stay and should have taken this into account. We were disappointed when the house was permitted to be built so close to the trees.

I believe SCDC have already trimmed them back significantly, and a TPO does not stop them being pruned - they just need permission.

These trees are a vital part of the estate's visual landscape and that they play an important part in reducing carbon emissions and providing habitat for wildlife.

Alison McFarquhar

Clerk to Teversham Parish Council

---

### **Comments from Owners of adjacent new House.**

**From:** Yasothan Sothivetpillai

**Sent:** 31 October 2021 22:45

**To:** Planning Trees <[Planning.Trees@scambs.gov.uk](mailto:Planning.Trees@scambs.gov.uk)>

**Cc**

**Subject:** TPO 0035 (2021) of 8 October 2021 - Request to Reconsider

# Comments Against

Dear Trees Officer,

Ref : TPO 0035 (2021)

Dated: 8th OCT 2021

We, Mrs. Uma Yasothan and Mr. Yasothan Sothivetpillai are the owners of and reside currently (new house behind 38 High Street, Teversham) hereby confirm the receipt of the TPO with the reference number stated above.

We understand that there is a formal meeting to discuss our initial request to have the two trees T1 (Beech) and T2 (Hornbeam) removed. We would very much like to request you to consider our situation as a special case scenario and help us as these trees are causing us more problems than we can take on on a daily basis.

:- as stated previously, we have continuous bird droppings from both trees on the front porch, so much so that we have to constantly clean and remove them. I have left unsightly plastic sheets which we have to constantly clean and/or change. There have been multiple occasions where in we have stepped out to be drenched in bird droppings, only to come back and shower again. This affects our work and quality of life a lot.

:- for the past month or so, we have been constantly cleaning up the leaves that fall from both the trees into our property. These are mature trees with massive growth and you can imagine how much the leaf shed can be. This again takes up substantial part of our day affects our routine. In addition we are very concerned that we may not be able to continue to do this as we grow older.

:- my wife has had a pretty severe road traffic accident 2 years ago. She has a severely injured spinal cord and part of the reason why we bought this house which was beyond our financial ability was the fact that the house is "disabled friendly" with a downstairs shower room. She goes through periodical cycles of restricted mobility and I have to double up as her carer too. With having to clean up the bird droppings and clear up sheer volumes of leaf shed. I am genuinely exhausted beyond words. The very propose of moving into the property seems to have lost on us and we are frustrated and saddened.

:- the trees cast a massive shadow upstairs, which is were I work. I don't have almost some daylight in my work room and lose the will to work sitting in a dark room. As you can imagine I am already under a lot of stress with my wife's heath condition and the additional work these two trees have brought in.

:- the trees are less than 7 feet from the outer structural wall of the property and their roots are running in towards the wall. These roots could interfere with the stability of the house at some point. I am not in a situation where in we can deal with financial and emotional repercussions these could lead to.

We are happy to sponsor and contribute to tree/plant planting else where in our parish.

Kindly do consider our situation as a "special and genuine" case scenario and help us to resolve this issue please.

Thank you

Sincerely  
Yasothan

## Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived

Page 127

This page is left blank intentionally.

# Agenda Item 10



**REPORT TO:** Planning Committee

9 March 2022

**LEAD OFFICER:** Joint Director of Planning and Economic Development

---

## Enforcement Report

### Executive Summary

1. On 28<sup>th</sup> February 2022 there were 152 open cases.
2. 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.
3. Statistical data is contained in Appendices 1 and 2 to this report.

### Updates to significant cases

Should Members wish for specific updates to be added to the Enforcement Report then please request these from the Lead Principal Planning Enforcement Officer and they will be added to the next available Planning Committee.

On a further note, if members would like further information to be submitted as part of this report moving forward then please contact the Principal Planning Enforcement Officer.

Amendments are to be considered to be added to Appendix 1 - Enforcement Cases Received and Closed. The extra fields on the submitted document for October Planning Committee will include cases closed as not expedient and resolved. If Members would like others to be considered then please contact the Principal Planning Enforcement Officer.

Updates are as follows:

#### **Croudace Homes Ltd Site, Land off Horseheath Road, Linton.**

The developer has failed to discharge the surface water drainage condition prior to commencement of the development and the latest application to discharge the condition has been refused. A Temporary Stop Notice was served on the site on 24/02/21 and all work had stopped for 28 days.

Planners are in continual discussions with the developer to rectify the issues. The outcomes of the Enforcement visits have been forwarded to the relevant planners and senior management. The site has been monitored and regular visits will continue to be carried out.

Discussions between Planning Officers and the developers to be held on Friday 2<sup>nd</sup> July and verbal update to be provided to Planning Committee. A further meeting between Stephen Kelly, Joint Director of Planning and Economic Development and local residents was held on

23<sup>rd</sup> August 2021. It has further been agreed through Stephen Kelly and the developer, Croudace Homes that although we have gone beyond the end of January no further occupations will take place until drainage matters resolved.

Planning Enforcement have not been instructed to take any further action at this stage and this matter is ongoing.

### **Burwash Manor Farm**

Without planning permission, the erection of children's play equipment within land designated as Green Belt. A retrospective planning application, reference S/3494/18/FL had been refused. The size, scale and height of the development is contrary to paragraph 144 of the National Planning Policy Framework (NPPF) 2019. The enforcement notice issued requires the owners to cease the use of the play equipment specifically the adventure tower and remove the play equipment from the land. The compliance period is one (1) month from the date it takes effect on the 21 May 2019 – A Planning Appeal has been submitted to the Inspectorate on the 20th May 2019 – Appeal allowed; Enforcement Notice quashed. Replacement notice to be drafted and served. Enforcement Notice served on 9<sup>th</sup> July 2020. Compliance visit to be carried out after 7<sup>th</sup> October. Late Appeal rejected by PIN's. Stephen Kelly in talks with owner to re-site playground on suitable land. Site visited by Enforcement and Environmental Health Officers 16<sup>th</sup> December. No agreement reached consideration to be given to prosecution for failing to comply with the enforcement notice.

Partial compliance with notice following joint site visit with Environmental Health confirms that the Hobbit House has been removed but the associated wooden chairs remain along with the main playground structures. The playground has been closed over the past year but harm is still being caused by people sitting in the area where the hobbit house was.

Planning application reference 21/03587/FUL has been submitted for the retention of two pieces of play equipment and the introduction of an acoustic fence along the southern boundary. Further action will be placed on hold pending outcome of the application.

### **Elmwood House 13A High Street, Croxton, PE19 6SX**

Extension and garage granted permission by S/2126/18/FL, not constructed as approved plans and approved materials not used. Retrospective application S/0865/19/FL to retain as constructed refused. Enforcement Notice requiring garage and extension to be demolished served, 18 December 2019. Enforcement Notice appealed. Appeal process commenced. 29 April 2020.

Appeals resulted,

Appeal A, allowed on ground (f), the appellant now has three options, (i) Demolish completely, (ii) Demolish to brick plinth level and rebuild as S/2126/18/FL or (iii) Remove exterior render finish and replace with brick tiles to match existing and construct roof as approval S/2126/18/FL.

Appeal B, planning permission should be allowed for development as built, dismissed.

Compliance date 30<sup>th</sup> December 2020.

Site visit carried out on 18/01/21, 25/02/21 and 12/04/21 and the notice has not been complied with.

A further application under reference 20/01408/HFUL has been submitted and agreement with Area Manager that all Enforcement action will be held in abeyance pending the outcome of the application.

### **Smithy Fen, Cottenham, Cambridge, Cambridgeshire, CB24 8PT**

This is a site with an extensive history of formal Notices being served, injunctions and prosecutions being carried out. Due to the complex nature of the site an outside company Ivy Legal have been tasked with reviewing the site history and providing a detailed report on recommended actions that can be considered by the Local Planning Authority.

The report is in the final draft stage and members will be updated as soon as it is complete. Internal discussions between all departments are currently ongoing with how best to move this matter forward with recommendations from the Enforcement Group to be provided within two months to Leadership Group.

A briefing Note has been forwarded to Stephen Kelly with details of requirements from key stakeholders and other interested parties with regards to the possibility of serving Planning Contravention Notices on all occupants with the assistance of Ivy Legal. Consideration to be given to the resourcing for this due to high numbers on site, consideration and support for those that are unable to read and write as well as any other considerations.

Ivy Legal have now formally been requested to advise on how they can assist in moving the project of serving approximately over 100 Planning Contravention Notices forward and swiftly. A multi-agency meeting was held with Ivy Legal on 25<sup>th</sup> February 2022 to agree the approach with regards to Planning Contravention Notices on site and support needed.

### **Pathfinder Way, Northstowe, Cambridgeshire, CB24 1AA**

A Temporary Stop Notice was served on 21/09/21 to cease piling. Evidence from residents is being collated and forwarded to Legal to commence a prosecution. All works have stopped in respect of piling. Enforcement are continually being updated by Planning Officers and will take further action if directed to do so.

### **Land At Haden Way, Willingham, Cambridge, Cambridgeshire, CB24 5HB**

A Breach of Condition Notice was served on 23<sup>rd</sup> September 2021 with regards to piling on site. All works have ceased in relation to the piling. A meeting between members and residents took place on 7<sup>th</sup> October 2021 and a further meeting on 29<sup>th</sup> October 2021.

No requirement for further Enforcement action, though it will continued to be monitored.

### **Land To North And South Of Bartlow Road, Linton, Cambridgeshire**

Development has commenced on site without pre commencement conditions being discharged. Awaiting further information from Planning Officers as to the taking of further action. Site is further complicated by awaiting an appeal decision from the Planning Inspectorate and this decision is crucial on advising any possible further action.

The Planning Inspector has discharged the surface water drainage scheme by Notice on 8<sup>th</sup> November 2021.

There are three conditions outstanding on the reserved matters application but the triggers are all above foundation level so there are no breaches at present. Two are on hand and pending, one need to be submitted following a refusal by the Council and by PINS.

Environment Agency are dealing with a matter concerning a pump discharging site water into the local river. Awaiting update from them presently. A chaser email was sent on 27<sup>th</sup> January 2022.

## **Background Papers**

Planning Enforcement Register.  
Statistical Analysis of Uniform Planning Enforcement Software Program.

## **Appendices**

Appendix 1: Enforcement Cases Received and Closed.  
Appendix 2: Notices Served.

## **Report Author:**

Will Holloway – Lead Principal Enforcement Officer

Date: 28/02/22



## Enforcement Cases Received and Closed

Month – 2022	Received	Closed			
		No Breach	Resolved	Not Expedient	Application Approved
January 2022	40	24	8	3	3
1 <sup>st</sup> Qtr. 2022	40	24	8	3	3
1 <sup>st</sup> Qtr. 2021	118			91	
2 <sup>nd</sup> Qtr. 2021	92			214	
3 <sup>rd</sup> Qtr. 2021	156	60	29	12	16
4 <sup>th</sup> Qtr. 2021	91	77	50	15	13
1 <sup>st</sup> Qtr. 2020	123			84	
2 <sup>nd</sup> Qtr 2020	101			60	
3 <sup>rd</sup> Qtr 2020	135			33	
4 <sup>th</sup> Qtr 2020	114			103	
1 <sup>st</sup> Qtr. 2019	135			134	
2 <sup>nd</sup> Qtr. 2019	146			155	
3 <sup>rd</sup> Qtr. 2019	177			154	
4 <sup>th</sup> Qtr 2019	157			198	
1 <sup>st</sup> Qtr. 2018	161			148	
2 <sup>nd</sup> Qtr. 2018	156			167	
3 <sup>rd</sup> Qtr. 2018	176			160	
4 <sup>th</sup> Qtr. 2018	177			176	

<b>1<sup>st</sup> Qtr. 2017</b>	<b>122</b>	<b>122</b>
<b>2<sup>nd</sup> Qtr. 2017</b>	<b>157</b>	<b>165</b>
<b>3<sup>rd</sup> Qtr. 2017</b>	<b>148</b>	<b>118</b>
<b>4<sup>th</sup> Qtr. 2017</b>	<b>175</b>	<b>158</b>
<b>2021 - YTD</b>	<b>457</b>	<b>495</b>
<b>2020 - YTD</b>	<b>473</b>	<b>190</b>
<b>2019 - YTD</b>	<b>615</b>	<b>641</b>
<b>2018 - YTD</b>	<b>670</b>	<b>651</b>
<b>2017 - YTD</b>	<b>602</b>	<b>563</b>
<b>2016 - YTD</b>	<b>565</b>	<b>563</b>
<b>2015 - YTD</b>	<b>511</b>	<b>527</b>
<b>2014 - YTD</b>	<b>504</b>	<b>476</b>

Notices Served

1. Notices Served in January 2022

Type of Notice	Period	Calendar Year to date
	January 2022	2021
Enforcement	3	3
Stop Notice	0	0
Temporary Stop Notice	0	0
Breach of Condition	1	1
S215 – Amenity Notice	0	0
Planning Contravention Notice	8	8
Injunctions	0	0
High Hedge Remedial Notice	0	0

2. Details of Notices served in December 2021

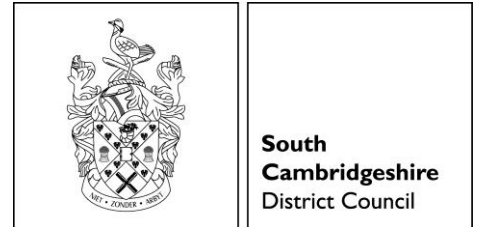
Ref. no.	Village	Address	Notice issued
EN/00591/22	Litlington	3 The Cottages, Royston Road, Litlington	Listed Building Enforcement Notice
EN/00022/22	Fowlmere	Swan House, High Street, Fowlmere	Listed Building Enforcement Notice for dwelling
EN/00022/22	Fowlmere	Swan House, High Street, Fowlmere	Listed Building Enforcement Notice for adverts
EN/01583/20	Great Abington	21 South Road, Great Abington	Planning Contravention Notice
EN/01409/20	Great Abington	33 South Road, Great Abington	Planning Contravention Notice
EN/01408/20	Great Abington	31 South Road, Great Abington	Planning Contravention Notice
EN/00019/22	Great Abington	34 South Road, Great Abington	Planning Contravention Notice
EN/01209/20	West Wickham	18 High Street, West Wickham	Planning Contravention Notice
EN/01209/20	West Wickham	22 High Street, West Wickham	Planning Contravention Notice

## Appendix 2

EN/01209/20	West Wickham	24 High Street, West Wickham	Planning Contravention Notice
EN/00060/22	Willingham	Cherry Trees, Priest Lane, Willingham	Planning Contravention Notice
EN/00069/22	Meldreth	30 Chiswick End, Meldreth	Breach of Condition Notice

Date: 28/02/22

# Agenda Item 11



**Report to:** Planning Committee

9 March 2022

**Lead Officer:** Joint Director of Planning and Economic Development

---

## Appeals against Planning Decisions and Enforcement Action

### Executive Summary

1. This report informs Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as of 24 February 2022. Summaries of recent decisions of importance are also reported, for information.

### Appendices

Appendix 1: Decisions Notified by the Secretary of State

Appendix 2: Appeals received

Appendix 3: Local Inquiry and Informal Hearing dates scheduled

Appendix 4: Appeals Awaiting Decision from Inspectorate

Appendix 5: Appeals Pending Statement

### Report Author:

Ian Papworth  
Telephone Number:

Technical Support Officer (Appeals)  
01954 713406

This page is left blank intentionally.

## Appendix 1

### Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
21/03984/HFUL	2 Manor Walk Fulbourn	Erection of a garden shed in the front garden	Allowed	3/2/2022	Refused
S/0022/20/FL	Hill Trees Babraham Road Great Shelford	Change of use from public house car park to parking for car sales	Dismissed	3/2/2022	Refused
21/00782/HFUL	32 London Road Harston	Two storey side and first floor rear extensions and a garage to the front elevation. Installation of basement and new swimming pool	Dismissed	9/2/2022	Refused
21/02365/HFUL	79 Babraham Road Sawston	Retrospective two storey rear extension. Proposed single storey front and first floor side extensions, and conversion of garage to habitable space	Allowed	11/2/2022	Refused
21/03748/HFUL	48 Hillfield Road Comberton	Demolition of single storey rear extension and erection of two storey side and rear extensions, revised from previous application 20/04189/HFUL	Dismissed	11/2/2022	Non-determination
20/01499/OUT	Land North Of Westfield Westfield Willingham	Outline planning permission for 4 No. self build dwellings with all matters reserved except for access	Dismissed	11/2/2022	Refused

This page is left blank intentionally.



Appeals Received

Reference	Address	Details	Date Appeal lodged
20/04706/FUL	60 Impington Lane Impington	Demolition of existing garage and erection of a three bedroom, single storey dwelling to rear with detached carport/store	28/1/2022
21/03808/HFUL	36 Green End Fen Ditton	Removal of existing roof structure and the construction of a first floor extension and modification of the roof to include gables to front elevation	30/1/2022
21/02914/HFUL	38 High Street Meldreth	Extension and alterations	31/1/2022
21/01175/FUL	7 High Street Pampisford	Retrospective construction of a clear polycarbonate roof over covered parking area	3/2/2022
21/02445/FUL	48 The Grip Linton	Single storey dwelling	3/2/2022
21/03503/FUL	33 Church Street Great Shelford	Single storey extension to main house and conversion and extension of cart shed to residential annexe	8/2/2022
21/00561/FUL	26 Fen Road Milton	Single storey 1 bedroom dwellinghouse	10/2/2022
21/03534/FUL	Hoffers Brook Farm Cambridge Road Foxton	Creation of a new vehicular access to the A10 and associated landscape works	10/2/2022

## Appendix 2

20/04232/OUT	Land South West Of 50 Mills Lane Longstanton	Outline planning for the erection of 6 self build dwellings with some matters reserved except for access, layout and scale	11/2/2022
--------------	---	--	-----------

## Appendix 3

### Local Inquiry and Informal Hearing dates scheduled

- Local Inquiries

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/3290/19/RM	Castlefield International Limited	Land East Of Teversham Road Fulbourn	Planning Decision	24/05/2022 5 days

- Informal Hearings

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
20/04431/FUL	Mrs Julie Brown	The Arches, Schole Road Willingham	Planning Decision	TBC
EN/00216/21	Nelson Charles Arthur James O'Conner	Land To The North Of The Old Coal Yard Chesterton Fen Road Milton	Enforcement Notice	TBC

This page is left blank intentionally.

Appeals Awaiting Decision from Inspectorate

Reference	Address	Description	Reason for appeal
20/02565/HFUL	The White Horse 3 High Street West Wickham	Erection of new dwelling	Against Refusal of Permission
S/4057/19/OL	Tanner And Hall Ltd Station Road Harston	Outline planning permission for the demolition of existing buildings and provision of up to 16 dwellings up to 120sq.m of office accommodation access public open space and landscaping (including details of access and with all other matters reserved)	Against Refusal of Permission
21/00085/ENFNOT	Land To The North Of The Old Coal Yard Chesterton Fen Road Milton	Mobile homes sited on land without planning permission.	Appeal against enforcement notice
21/00084/ENFNOT	22 Cambridge Road Foxton	Without planning permission: 1. The material change of use of the land hatched in blue on the attached plan to a coach depot including the parking and storage of coaches, and 2. The creation of an area of hardstanding for use as a coach depot on the land hatched in blue on the attached plan.	Appeal against enforcement notice
20/05079/FUL	17 Heydon Road Great And Little Chishill	Erection of one and a half storey dwelling	Against Refusal of Permission

## Appendix 4

20/04704/OUT	Land At St Peters Street Caxton	Outline planning for the erection of up to nine self build dwellings and associated garaging with some matters reserved except for access from Rosemary Greene Close.	Against Refusal of Permission
21/01540/CLUED	Poplar Cottage Nosterfield End Shudy Camps	Certificate of lawfulness under Section 191 for an existing single storey rear extension	Against Refusal of Permission
21/02979/PRI16A	Newmarket Road Stow Cum Quy	Prior approval for the installation of a 20.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works	Against Refusal of Permission
21/01607/FUL	59 Ermine Way Arrington	Erection of 1 No. eco dwellinghouse	Against Refusal of Permission
S/4521/19/FL	Martins Farm 53 Boxworth Road Elsworth	Erection of 9 dwellinghouses and associated infrastructure and works including formation of new vehicular access following demolition of existing buildings	Against Refusal of Permission
21/00684/FUL	Horse And Groom Baldock Road Steeple Morden	Demolition of existing building and the erection of a B8 self-storage unit with ancillary office	Against Refusal of Permission
20/03339/FUL	Land West Of 80 West Street Toft	Erection of a convenience food retail store with associated car parking	Against Refusal of Permission
20/04987/FUL	8 Parkway Shudy Camps	Erection of a dwelling with access off Carsey Hill	Against Refusal of Permission

Appeals Pending Statement

Reference	Address	Details	Date Statement due
20/04125/FUL	86 Mill Lane Impington	Conversion and single storey extension of existing bungalow to two dwellings - Resubmission of S/1987/19/FL	28/2/2022
21/01485/FUL	2A North Brook End Steeple Morden	Conversion and adaption of an existing building to a Self-Build Dwelling	8/3/2022
21/01518/PIP	64 Hay Street Steeple Morden	Erection of a single residential dwelling	8/3/3022
21/03223/PRI16A	Horningsea Road Horningsea	Proposed 20.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works	15/3/2022
20/02066/FUL	180 High Street Harston	Erection of a residential development containing nine units comprising a mixture of houses and apartments along with access, car parking, landscaping and associated infrastructure following demolition of existing buildings	18/3/2022

## Appendix 5

S/3290/19/RM	Land East Of Teversham Road Fulbourn	Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/0202/17/OL for the development of 110 dwellings with areas of landscaping and public open space and associated infrastructure works The outline was screened and confirmed not too be EIA development	21/3/2022
21/02835/FUL	Land At Church Farm Buildings Park Street Dry Drayton	Erection of single storey detached dwelling of three bedroom design with associated amenity space, parking, bin and cycle storage	28/3/2022
21/00567/FUL	Land At 12 Horningsea Road Fen Ditton	Demolition of existing conservatory and garage and the erection of 3 No. three bedroom dwellings together with new access onto Horningsea Road	30/3/2022