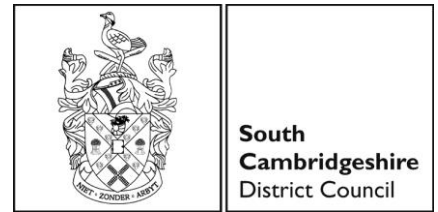


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Tuesday 04 July 2023

To: Chair – Councillor Dr. Martin Cahn
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Bill Handley, Geoff Harvey, Dr. Tumi Hawkins, Judith Rippeth,
Peter Sandford, Heather Williams, Dr. Richard Williams and Eileen Wilson

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Dr Lisa Redrup,
Helene Leeming, William Jackson-Wood and Henry Batchelor

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber, First Floor** on **Wednesday, 12 July 2023** 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. Chair's announcements	
2. Apologies	
To receive apologies for absence from committee members.	

3. **Declarations of Interest**

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

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

2. **Non-disclosable pecuniary interests**

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

3. **Non-pecuniary interests**

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

4. **Minutes of Previous Meeting**

To authorise the Chairman to sign the Minutes of the meeting held on Wednesday 14 July 2023 as a correct record. Minutes document to follow

- | | | |
|-----|--|-----------|
| 5. | 22/05065/FUL - Avenue Business Park, Brockley Road, Elsworth
Creation of a mixed-use food hub with additional parking | 5 - 40 |
| 6. | 22/00051/FUL - Lord's Bridge, Barton Road, Barton
Installation of a 30,457 megawatt hours (MWh) per annum solar farm and associated infrastructure on land to the east of Lords Bridge, Barton for an operational lifespan of 40 years | 41 - 76 |
| 7. | 23/01150/FUL - Land North of 39A Station Road West, Whittlesford
Demolition of existing buildings, creation of access road from Station Road West, and construction of a residential development of 48 No. residential units together with associated landscaping, car and cycle parking, and refuse storage (Re-submission of 22/02571/FUL) | 77 - 124 |
| 8. | 22/04785/REM - Parcel 2.1 Cambourne West, Cambourne
The Town Council have objected to the proposals; and Officers consider, having consulted with the Chair and Vice Chair, that the proposals should be reported to Committee due to the significance of the proposals, in the context of the wider development of West Cambourne | 125 - 162 |
| 9. | Compliance Report | 163 - 166 |
| 10. | Appeals against Planning Decisions and Enforcement Action | 167 - 184 |

Exclusion of Press and Public

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

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

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

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).

- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

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Agenda Item 5



Planning Committee Date	12 th July 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05065/FUL
Site	The Avenue Business Park, Brockley Road, Elsworth
Ward / Parish	Elsworth
Proposal	Creation of a mixed-use food hub with additional parking
Applicant	Davison and Co.
Presenting Officer	Tom Gray
Reason Reported to Committee	Called-in by Cllr Howell Called-in by Elsworth Parish Council Application raises special planning policy or other considerations
Member Site Visit Date	12th June 2023
Key Issues	<ol style="list-style-type: none">1. Principle of retail use in the countryside, impact upon the community shop and re-use of existing rural buildings2. Design, scale, layout and landscaping3. Highway safety impacts4. Residential amenity impacts
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning consent for a mixed-use food hub with additional parking. The proposal would convert an existing office building and would provide locally sourced food, a café and offer educational classes.
- 1.2 Although the proposal would result in the loss of office accommodation, the proposed retail use would create approximately 20 jobs and provide an element of employment.
- 1.3 The proposed development would make use of existing vacant rural buildings. Whilst the food hub would inevitably attract customers from a wide catchment area via private car, given the small footprints of the retail units, the increase in the amount of traffic movements on a daily basis would be minimal compared to the existing office use of the site and offer customers opportunities for linked retail trips. Other lawful uses of the site include research and development of products and processes, and some industrial processes, these uses have no restriction on hours of use and therefore could be open at weekends and during unsociable hours without requiring planning consent.
- 1.4 Whilst there is an existing community shop within the village, this predominately sells convenience goods. The proposed development would sell artisan goods and therefore the proposed development would complement rather than detract from, or compete with, this facility.
- 1.5 No external alterations to the buildings are proposed, and soft landscaping will ensure that the additional car parking proposed would have negligible visual impact upon the local area.
- 1.6 The impact upon protected trees and biodiversity are considered to be acceptable, whilst the additional car parking area would comprise permeable materials, ensuring that any surface water flood risk is not exacerbated.
- 1.7 The proposal would attract less additional trips during peak weekday hours compared to the existing office use. The Local Highways Authority has no objections to the proposed development. Appropriate provision of car and cycle parking is proposed, whilst a pedestrian link would encourage walking to the site for Elsworth residents. The additional daily traffic movements are considered to be minimal compared to the existing office use, and opening hours, deliveries and external lighting can be controlled via condition.
- 1.8 Therefore, on balance, it is considered that the social and economic benefits of the scheme would outweigh any potential impacts upon the community shop. Members are therefore recommended to approve the application subject to conditions.

2.0 Site Description and Context

Outside the Development Framework	X	Tree Preservation Order	X
Conservation Area	X	Flood Zone 1	X
Surface Water Flooding	X		

*X indicates relevance

- 2.1 The application site comprises nine office units (formerly class B1(a), now class (E(g)(i)), which have recently become vacant. The other lawful uses of these units are research and development of products and processes; and some industrial process, formerly classes B1(b) and B1(c) and which fall within the new use class order (2020) of classes E(g)(ii) and E(g)(iii) respectively. These units therefore have planning consent for the entirety of use class E(g). The site is accessed off Brockley Road which connects with Cambourne to the south, Papworth Everard to the west along with villages including Boxworth, Connington, Knapwell and Hilton situated nearby.
- 2.2 The application site is located within the Elsworth Conservation Area and situated approximately 70 metres from the Elsworth Development Framework boundary to the north; Elsworth is designated as a Group Village within the South Cambridgeshire Local Plan. The access road is bounded by statutory protected trees (TPOs) on both sides and the site is subject to low (1 in 1000 risk), medium (1 in 100 risk) and high (1 in 30 risk) surface water flooding.
- 2.3 Commercial offices are located to the north of the application site, of which planning consent was granted for extension to units 17-18 under application 22/03801/FUL. Elsewhere to the north and east are residential dwellings and to the west and south is open agricultural land. Several ponds are located nearby to the application site in addition to areas of woodland and grassland.

3.0 The Proposal

- 3.1 The applicant proposes the creation of a mixed-use food hub with additional parking. The site will offer predominantly local food products from local businesses. The site is surrounded by existing agricultural land which is under the ownership of the applicant and some of this land will be used to produce goods for the food hub.
- 3.2 Units 2&3 would comprise a café which will use produce from the on-site bakery, butchers and coffee roaster, whilst also sourcing eggs and

vegetables from the locality. The café will also offer educational opportunities to the local primary school and residents.

- 3.3 Initially, Unit 4 was to comprise a microbrewery which would use local apples and malt, and also offer brewing courses, however, this unit is now intended to form part of the café and cookery school (Units 2-3). Unit 6, a deli and fishmonger would sell local produce including preserves from the local surroundings. Unit 7, a bakery which specialises in sourdough would use locally supplied flour, wheat and grain and would also run educational courses.
- 3.4 Unit 8 would comprise a butchers, a new franchise from a Cambridge City based butchers. The butchers would use local meat wherever possible, and the aim is to rear livestock on the site in the long term.
- 3.5 Unit 9 would produce pasta and biscotti using locally sourced ingredients. Unit 10 would produce hand-crafted cakes and offer cake-making classes, using local ingredients.
- 3.6 The applicant is currently looking for another occupier for Unit 11.
- 3.7 The overall aim of the proposal would be to create a community-centred food hub, using local businesses and produce, with the objective of educating the local community and providing sustainably sourced food from the local area and on-site.
- 3.8 The application has been amended since its original submission with the additional access connecting to Rogues Lane to the north removed from the proposal due to the limited visibility for cars exiting onto this road and due to the adverse impact upon the recreational enjoyment of this public right way. The car parking has also been reduced in size to minimise the visual impact upon the character and appearance of the Conservation Area.
- 3.9 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
22/03801/FUL	Erection of office extension to Units 17-18 Avenue Business Park and associated external works	Permitted
S/2408/17/FL	Proposed new building to provide for three small business units with car and cycle parking and	Permitted

associated works

S/0176/02/F	Variation of Condition 3 of Planning Permission S/0868/99/F to Allow Class B1 (B) Use (Research and Development)	Permitted
S/2292/01/F	Variation of Condition 2 of Planning Permission S/0868/99/F to Allow Class B1 (B) Use (Research and Development)	Permitted
S/0868/99/F	Extension and Conversion of Farm Building and Erection of New Buildings for Offices Together with Associated Parking	Permitted
S/2032/99/F	Car Park (Renewal of Period Consent S/0828/97/F)	Permitted
S/0910/99/F	Change of Use of Agricultural Buildings to Offices	Refused
S/1313/98/F	Change of use of agricultural buildings to offices	Refused
S/0828/97/F	Two car park	Permitted
S/1040/94/F	Conversion and addition to farm buildings to form rural business centre	Permitted

- 4.1 Planning consent S/1040/94/F for the conversion and addition of farm buildings to form a rural business centre was granted subject to conditions, one of which precluded their use other than those included within class B1 (now Class E(g)). This condition was attached to protect amenities of adjoining residents and to safeguard the character of the area.
- 4.2 Irrespective of this previous planning consent restricting the use of the units, the applicant seeks planning consent for use of the site for a mixture of retail (Class E(a)), industrial process (Class E(g(iii))) and non-institutional education (Class F1(a)) and sui generis use.
- 4.3 Third party comments concerning the two units that are occupied are noted. The cakery (Unit 10) runs teaching classes and sells cakes online, whilst the bakery (Unit 7) sells baked goods online for collection. These

units require the applied for planning consent to ensure that these operate lawfully.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/5 – Provision of New Jobs and Homes

S/7 – Development Frameworks

S/10 – Group Villages

CC/6 – Construction Methods

CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

NH/2 – Protecting and Enhancing Landscape Character

NH/3 – Protecting Agricultural Land

NH/4 – Biodiversity

NH/14 – Heritage Assets
E/17 – Conversion or Replacement of Rural Buildings for Employment
E/18 – Farm Diversification
E/21 – Retail Hierarchy
E/22 – Applications for New Retail Development
E/23 – Retailing in the Countryside
SC/3 – Protection of Village Services and Facilities
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
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/9 – Education facilities

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009
District Design Guide SPD – Adopted March 2010
Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 Parish Council – No recommendation. Request planning committee

- Accept that the food park would not add to the flooding problems experienced in Elsworth. Suggest further measures to be conditioned on any approval.
- Revised figures reinforce the concern felt about traffic.
- Not clear why the idea of putting the access to the site elsewhere has been abandoned.
- Late openings for events raises concern about disturbance to residents of neighbouring properties and amount of parking

provision, in which an event may attract substantially more attendees. Requirement for more overspill parking.

6.2 Previous comments (4th April 2023):

- Access: No reason is given for the removal of access onto Rogues Lane. This was created in order to reduce the amount of traffic from the west/north-west.
- Traffic and pedestrian safety: Implications for pedestrian access to the business park from Smith Street. Volume of traffic would increase and use of car parking for children attending the school. Footpath along Smith Street is 50m away.
- Car parking: No reason for the reduction in car parking.
- Retail impact assessment: Catchment area within the retail impact assessment seems artificially constrained.
- No evidence of enhancing the offering of the community shop
- Employment: Number of employment opportunities arising from the change of use is likely to be less than people previously employed in the office units 6-11.
- No response from the Council's Drainage Engineer as yet.
- In the event that planning consent be granted, requests conditions and S106 agreements in particular pedestrian access and safety for crossing of Smith Street and Highways should be asked to identify how access here can be improved.

6.3 Previous comments (26th January 2023): Response from LHA is unsatisfactory and is concerning.

6.4 Previous comments (29th December 2022): Object and request referral to Planning Committee.

- Validation requirements: Question validity of application without floor plans/elevations.
- Flood risk: No flood risk assessment submitted. Not clear where the catchment pond flows when full. Flooding down Brockley Road towards Smith Street could be exacerbated.
- Access and traffic: Transport statement does not mention second access and is contrary to TI/2. Lack of footways is of a concern. Must attract a significant number of visitors from outside the village to remain viable and would rely on private car travel (E/17(5)). Consequential environmental impact. Potential car parking on nearby streets.
- Neither a business plan nor a retail impact assessment. Food park will pose an existential threat to the Community Shop (E/23). If it were to fail, the village would be left without any shop facility at all.
- Light and noise pollution in evenings and weekends.
- Employment: Not clear how many employment opportunities would be created. Prior to the termination of leases, the business park used to provide many more jobs than it currently does and therefore could be a net reduction of jobs on site (S/2).

- If approval is granted, to lessen any adverse impacts on the village, consideration should be given to mitigating these by planning conditions and possibly S106 agreements. EHO comments are relevant.

6.5 County Highways Development Management – No Objection

6.6 No objection to the revised transport figures.

6.7 Previous comments following amended plans: No objection subject to provision of a footway and informative. Welcomes removal of 2nd access point.

6.8 Previous comments: Vast majority of all modes will be within peak hours. Outside of these times, the traffic flows will be lower and therefore the impact will be lower. Transport statement infers that the impact will not be severe in highway safety terms.

6.9 No objection. No significant adverse effect upon the public highway should result from this proposal. Submitted transport statement states that it is anticipated to attract 7 fewer vehicular trips in AM peak hour and 6 fewer vehicular trips in PM peak hours compared to the existing office land use.

6.10 Would seek a footway link from the existing footway on the opposite side of the road to connect the site to the development and enable pedestrians to access the site. Uncontrolled pedestrian crossing and a 2m footway link to be installed.

6.11 Definitive Maps Officer – No objection.

6.12 No objection to amended plans.

6.13 Previous comments: Objection. Additional vehicles would have a detrimental effect on the public right of way in terms of the public's enjoyment of the public right of way and would restrict and limit its use. Would not comply with Policy TI/2.

6.14 Sustainable Drainage Officer – No Objection

6.15 Flood risk assessment is still confusing and contradictory. However, no comments due to no external alterations to the buildings, the car park being grass and change of levels.

6.16 Previous comments: Clarification sought. Follow FRA guidance.

6.17 Previous comments: Surface water flood risk issues require more detailed analysis. A Flood risk assessment (FRA) is required.

6.18 Conservation Officer – No Objection

6.19 No harm to any heritage assets.

6.20 Ecology Officer – Object / No Objection

6.21 Preliminary Ecological Appraisal submitted. No further surveys required. Satisfied that biodiversity net gain can be conditioned. Recommend conditions including compliance with appraisal, ecological enhancement measures and biodiversity net gain.

6.22 Previous comments: Insufficient ecological information to determine the application.

6.23 Tree Officer – No Objection

6.24 No further comments.

6.25 Environmental Health – No Objection

6.26 Recommend construction hours and Construction Environmental Management Plan (CEMP) conditions. Informatives.

7.0 Third Party Representations

7.1 Representations from 31 addresses have been received (24 in objection, 8 in support).

7.2 Those in objection have raised the following issues:

On amended plans received 19th May 2023:

Principle

- No justification for location in the countryside or conservation area.
- Grossly overstates the economic and social benefits of the development whilst suppressing serious and lasting adverse impacts on the environment, character and amenities of the village.
- Not sustainable due to further pressure on other areas for employment use
- Not good use of land given that we need office space for small businesses
- Unjustified loss of employment land. Applicant terminated the office leases and these offices were fully occupied for the last 20 years
- Need for retail offer contemplated is unconvincing
- Whilst adjacent to farmland, the farm cultivates cereal crops and shifting production will take years. No written commitment from the local farmer to support the change of use or a business plan showing how the farm will remain viable
- Economic situation is changing spending habits.
- How is development sustainable and net zero?
- Validity of commercial enterprise?

- Does not comply with the sustainability or planning policy principles

Retail impact

- Retail Impact Assessment is short on detail. and old data used. No footfall analysis nor household shopping survey
- No evidence of employment opportunities.
- Serious damage to village amenity.
- Existing community shop caters for most of our needs.
- Other small independent outlets sited locally e.g. Bourn and Hilton.
- No discussion held with Village Shop committee
- No consideration of impacts on village shop – a not for profit operation
- Community shop used to sell artisan goods but there was insufficient demand. Would be entirely dependent on attracting customers from outside the community

Traffic and pedestrian safety:

- All traffic coming from the Hilton and Boxworth directions would have to pass through the village to gain access.
- Visibility is dangerous for pedestrians crossing Smith Street. No footpath extending to site and therefore dangerous for school children
- Smith Street is a rambling route, and popular with cyclists also
- Brockley Road is not suitable for increased traffic and heavy delivery vehicles.
- Local residents likely to drive due to distance and lack of pedestrian access.
- Vehicles frequently mount kerb
- Less safe for school children and pedestrians - school already attracts 50-60 cars parked along Broad End / Smith Street
- Impact on road network and safety of other road users
- 30,000 additional car movements per year and impacts on centre of village, and residents
- Village roads are narrow, limited visibility, drains collapsing, surface is degrading and no central car park
- 212 journeys per day with them weighted particularly at the weekends.
- Additional 20 arrivals and departures per days from the expansion of the new office building to the rear

Flood risk/drainage

- Inadequate existing drainage.
- Real risk of flooding problems and FRA does not address practical problems of the site, no details on surface water run off.
- Very obvious errors within the FRA. Appendices missing.

Pollution/amenity

- Traffic fumes from increased vehicle movements.

- Attract a lot of visitors to the village via car causing noise and pollution.

Other Matters

- Late information concerning opening hours, vehicle trips generated and special events. Interested parties and residents not given the opportunity to comment as no formal reconsultation carried out.
- A retail park open 7 days a week raises serious questions about the level of disruption to residents and road safety.
- Lack of event information and where will the visitors' vehicles park and effect on nearby homes
- Will Highways be asked to properly consider the implications on road safety?
- Planning policy disregarded.
- Attract a lot of visitors to the village via car causing noise and pollution.
- Cumulative impact of additional road users generated from this development and the Black Cat / Caxton Gibbert A428 Development
- Development has already started.
- Information incomplete, contradictory and inconsistent
- Fails to properly consider issues and dismisses residents and Parish Council submissions
- Net increase in 2 jobs compared to prior use in inadequate

On original submission:

Principle

- Would not increase employment compared to office use (S/2).
- No discussion as to carbon footprint of these business nor any mitigation of their environmental impacts. Planting of trees would not mitigate this. Sustainability claims should be scrutinised.
- Not demonstrated that there is further retail need in the village (S/7)
- No business case submitted (E/13).
- Suggestions for local employment are unfounded.
- No conclusions can be reached in terms of whether the majority of goods will be produced on the farm (E/23).
- 'Greenwashing'.
- The development is not sustainable

Retail impact

- No retail impact assessment (E/22). Risk of loss to the village shop. If business park fails then unlikely to see the community shop reinstated. Supplying shop from food park is unrealistic.
- No factual information on the village shop to make an assessment.
- Community shop is a community asset.
- Food prices would be reliant on the independent businesses themselves.

- Not for profit community shop so the smallest negative impact would likely send the shop in very quick decline, resulting in nowhere to shop for essentials.

Traffic and pedestrian safety

- Proposed change of use and construction of a new road would be a danger to road users and in breach of a prior planning condition.
- No independent review of applicant's transport statement.
- Alternative locations adjacent to sustainable forms of transport not investigated.
- Implications for children's safety when crossing Smith Street.
- Rogues Lane is a blind bend and dangerous.
- Proposed surfacing of footpath No.73/3 would ruin quiet walking route and development would impact safety of walkers due to increase volume of traffic.
- Additional 272 car movements through Elsworth each day.
- Noise and pollution from traffic spiling quiet enjoyment of walkers.
- Proposed development would impact on safety of walkers by increased volumes of traffic through the village, access to the site via Smith Street with no walk way and on a blind bend.
- Highways have rubber stamped developers highways safety assessment and not carried out their own.
- New access to Smith Street/ Rogues Lane would be a danger to road users, school children and pedestrians.
- Brockley Road is narrow and unsuitable for additional traffic, with a very narrow footpath on only one side.

Visual impact

- Overspill of parking would do irredeemable visual harm.
- Development would be at the expense of the historic environment.
- Proposed poly tunnel behind the business park ruins view in the conservation area
- Removal of large section of hedgerow to the east front of the business park.

Flood risk/drainage

- Increased risk of flooding due to impermeable surfaces.
- Flooding causing a nuisance to neighbouring properties. Drainage within the site is inadequate.
- Concerns over capacity of the ditch and culvert, along with holding pond.

Pollution/amenity

- Vehicle traffic would result in serious damage to village amenity.
- Opening hours are not clear and would have many visitors arriving and leaving during all hours of the day.
- Significant adverse impact from new visitors upon the village and its residents.

- External lighting is already very bright and intrusive to neighbouring properties.
- Noise and disturbance from the café.
- Would negate any positive ecological impact through car travel.
- Elevated pollution from traffic fumes affecting entire village.

Biodiversity impact

- No consideration of external lighting required and impacts upon wildlife.
- Barn owls nest nearby – would be disturbed by the development.
- Removal of hedgerow is not sustainable.

Other Matters

- Restriction on equestrian access onto land which is a lawful right of access.
- Structural damage to listed properties.
- Concerns over existing rights of access to Rogues Lane
- The proposal would be in breach of existing planning conditions which sought to protect amenity of adjoining residents.

7.3 Those in support have given the following reasons:

On amended plans:

- Flow of traffic would likely be from the Cambourne direction.
- Village is in desperate need of more life and facilities.
- Will help to bring the rural life back to the village.

On the original submission:

- Will enhance what the village has lost over the passage of time. Over the last 40 years, Elsworth has lost two shops (including a butcher), its post office, an abattoir, a farm and several public houses. Lost its rural character and its connections with food production. Would bring a bit of life back to the village.
- Local produce, locally grown, craft and skill need an outlet that in keeping with its industry but also in keeping with the location.
- Believe that it can work with local businesses including the village shop.
- Fresh and freshly made goods might compete with supermarkets.
- Elsworth residents currently have to go further afield to obtain fresh produce. Important to have amenities nearby.
- Community shop is not well served for the type of produce available at the food hub.
- Traffic comments appear to have been inflated. Floor space does not compare to other sites.
- Will provide local employment, a social centre and a local shop for local produce. Will offer high quality local produce and provide a great education to our local school children.
- Would have a symbiotic relationship with the village shop.

- Will support the local community without having to drive.
- Similar ventures in other villages have thrived – and have not caused negative impact on road networks, homes, flora or fauna.
- Will provide a community hub where villagers can sit, with a cuppa tea and good quality foods to purchase and chat.
- The park is highly accessible without causing negative impact on village, its properties and wildlife there in.
- It will reduce car journeys to other shops as it can be reached by foot, more likely to use the community shop plus the food park and less likely to drive to supermarkets.

8.0 Member Representations

- 8.1 Cllr Howell (Local Ward Member) has requested determination by full Planning Committee if Officers are minded to grant permission.
- 8.2 Cllr McDonald (Lead Member for Economic Development and Infrastructure) supports the application.
- 8.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9.0 Assessment

Principle of Development

- 9.1 Policy S/2 of the Local Plan states that the vision for the Local Plan will be secured through the achievement of 6 key objectives, including amongst other criteria in (a) supporting economic growth (including the rural economy); (e) to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles for everyone, including shops etc; and (f) to maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.
- 9.2 Policy S/3 of the Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).
- 9.3 Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

- 9.4 Policy E/14 (1) states that the change of use of existing employment sites to non-employment uses within or on the edge of development frameworks will be resisted unless certain criteria are met.
- 9.5 In this instance, the existing site is neither within nor on the edge/adjacent to the Elsworth development framework and therefore this part of Policy E/14 is not relevant in this instance.
- 9.6 Policy E/14 (2) states that redevelopment proposals which propose the loss of all employment uses will need to be accompanied by clear viability or other evidence as to why it is not possible to deliver an element of employment development as part of the scheme.
- 9.7 Third party comments are noted and whilst the proposal would result in a loss of existing office accommodation, the proposed retail use would retain an element of employment. The applicant has confirmed that before the current units became vacant, most units had a maximum of two people per unit i.e. approximately 18 employees. Given that an element of employment (at least 20 jobs created) would remain, there is no objection in policy terms for the change from office to retail use and therefore is compliant with Policy E/14 of the Local Plan 2018.

Re-use of the existing buildings

- 9.8 The proposed development is for a change of use office buildings for a mixed use comprising retail and educational use (sui generis).
- 9.9 Policy E/17 states that the use or adaptation of buildings in the countryside for employment use will be permitted provided the following apply:
(1) a. The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction;
b. The buildings are capable of re-use without materially changing their existing character or impact upon the surrounding countryside;
c. The form, bulk and general design of the buildings are in keeping with their surroundings.
- 9.10 Supporting text paragraph 8.61 states that the NPPF requires that Local Plans support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.
- 9.11 Third party comments regarding the location of development are noted. In this instance, the existing buildings are of permanent construction, until recently being used as office accommodation. The floor plans and elevations of each unit would remain unaltered. Given the nature of the development, it is considered that the proposed development would meet the requirements of criterion (1) a-c of Policy E/17 of the Local Plan 2018.
- 9.12 Policy E/17 continues by stating that (4) incidental uses such as car parking and storage should be accommodated within the group of

buildings, or on well related land where landscaping can reduce the visual impact of the new site. Car parking will be discussed in section 'Cycle and car parking provision' of this report.

- 9.13 Finally, E/17 states that (5) employment generated must be in scale with the rural location. Developments resulting in significant numbers of employees or visitors must only be located near to larger settlements or accessible by public transport, cycling, or walking. Proposals which would have a significant adverse impact in terms of the amount or nature of traffic generated will be refused.
- 9.14 The agent has confirmed that potentially 20 new jobs would be created as a result of the proposed development, compared to approximately 18 employees when the offices were occupied prior to them becoming vacant. Third party comments concerning numbers employed previously on site are acknowledged. It is envisaged that the number of people employed within the retail units would be significantly less than those currently employed in the business park. However, it is considered that the proposed employment generated is in the scale within the rural location.
- 9.15 The submitted transport statement calculates that there would be fewer total trips generated at peak times of the day (8am-9am and 5pm-6pm). Although given the nature of retail use it is expected that there would be a general increase in the number of people travelling to/from the site over the course of the day which would total approximately 53 arrivals per day, there would be an increase in only 16 per day over the current office use of the site Monday to Friday. It is acknowledged that traffic movements would increase at weekends, however, there are no conditions on the previous planning consent (S/1040/94/F) to restrict the hours of use and therefore potentially the lawful uses of the units (office use, research and development or industrial processes) could be in operation during weekends and during unsociable hours during the week. On this basis, it is considered that the nature of development is small scale, would be in-keeping with the size of Elsworth and would not detract from the amenity or character of the local area.
- 9.16 It is acknowledged that the proposed development is located outside the development framework and in close proximity to the group village of Elsworth which contains few services and facilities, including a community shop and primary school. In addition, the site is currently poorly connected to Elsworth village centre which includes a lane connecting Smith Street to the north and the access road connecting Brockley Road to the south. Both these routes have no pedestrian footpath until the other side of Smith Street and until after 50 metres along Brockley Road. The Local Highway Authority comments are acknowledged and if this application is granted planning consent, it is recommended that a 2 metre footpath and an uncontrolled pedestrian crossing to connect with the existing footway. Subject to this Grampian condition, to encourage walking to the site, it is considered that the proposal would meet the criterion within Policy E/17 of the Local Plan 2018.

- 9.17 An assessment in terms of the nature and amount of traffic generated will be discussed in a later section of this report, however on the basis of minimal increase in traffic movements over the course of the day compared to the existing office use, it is considered that the proposal would not have a significant adverse impact on the area in terms of the amount and nature of traffic generated as a result of this proposal in accordance with Policy E/17 of the Local Plan 2018.

Retail development in the countryside

- 9.18 Policy E/22 states that for (2) proposals involving additional retail floorspace in excess of 250m² (gross) outside of rural centre village centres should be accompanied by a retail impact assessment. (4) Where impact assessments indicate significant adverse impacts on an existing town or village centre, development will be refused.
- 9.19 Supporting text paragraph 8.71 states that the Council will, wherever possible, support provision of new shops and facilities of an appropriate scale to the village. Wherever possible retail uses will be encouraged to locate in close proximity to each other in order to allow for easier access and provide for greater convenience, thereby strengthening existing provision.
- 9.20 Policy E/23 states that planning permission for the sale of goods in the countryside will not be granted except for:
- a. Sales from farms and nurseries of produce and/or craft goods, where the majority of goods are produced on the farm or in the locality; or
 - b. Exceptionally, the sale of convenience goods, ancillary to other uses, where proposals, either individually or cumulatively, do not have a significant adverse impact on the viability of surrounding village shops, or the vitality of Rural Centres or other village centres.

Where permission is granted, conditions may be imposed on the types of goods that may be sold.

- 9.21 Supporting text paragraph 8.75 states that sporadic development for retail uses in the countryside could result in unsustainable patterns of development, and could harm the vitality and viability of village centres.
- 9.22 Paragraph 84 of the National Planning Policy Framework (NPPF) 2021 states that planning policies and decisions should enable (amongst others): the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings; and the retention and development of accessible local services and community facilities, such as local shops, meeting

places, sports venues, open space, cultural buildings, public houses and places of worship.

- 9.23 Paragraph 85 of the NPPF 2021 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.
- 9.24 The proposed development would comprise a change of use of 438 sq metres floor space and is therefore accompanied by a retail impact assessment.
- 9.25 As set out within the Retail Impact Assessment, the proposed development would provide services to the community of Elsworth including a butchers, bakery and deli. The site is within the catchment of several other villages including Hilton, Connington, Boxworth, Knapwell, Caxton, Bourn, Dry Drayton, Eltisley, Hardwick, Caldecote, Papworth Everard and Cambourne.
- 9.26 The applicant's retail impact assessment is noted. Whilst Officers consider that Papworth Everard and Cambourne have good retail provision, it is noted that the provision of a café and artisan retail units is likely to attract customers from within these areas in addition to villages surrounding Elsworth.
- 9.27 The proposal would comprise shops selling artisan goods such as coffee, beer, bread and cakes. No convenience goods would be sold. Third party comments regarding the impact on the existing village shop are noted. Further information has been provided as part of the application within the 'Elsworth' document and it is understood that shops will source goods as much as possible from the locality initially with the prospect of sourcing goods from the applicant's farm holding and other land to rear livestock and grow vegetables in the future. A condition is also recommended to ensure that the type of goods sold are compatible with the rural location and in accordance with Policy E/23 of the South Cambridgeshire Local Plan 2018.
- 9.28 In addition to the retail business, the retail units would provide educational classes on food production. A café would also be provided which aims to be an additional meeting place for the village. Third party comments concerning Policy E/18 (Farm Diversification) are acknowledged, however, given the existing use of the site is as office use and other farmland is a separate planning unit, this policy is not engaged. Nevertheless, it is

intended that the proposed businesses would, over time, develop a link with the applicant's agricultural holding by using goods sourced from this holding to sell in the retail units. Although the scale of development would comprise a floor space of approximately 438 sq metres, this would be split between 7 retail units all offering different goods which would enable customers to obtain via linked trips. It is therefore considered that the scale of development is acceptable in this location.

- 9.29 Whilst third party comments regarding the need for retail in this location are noted, on the evidence submitted as part of the application, it is considered that the proposed development would meet the requirements of criterion (a) of Policy E/23. As noted above conditions are recommended to be attached to ensure that the type of food goods for sale are agreed and another that ensures the units remain small and do not become amalgamated into larger units to ensure that the scale of development is appropriate to the size of the village. It is anticipated that in time and with the potential diversification of the surrounding land within the applicants' control, food goods could be sourced from adjacent farmland.
- 9.30 The submitted retail impact assessment concludes by following a sequential approach that there are no other locations suitable for the proposed development. Given that the units would serve the community of Elsworth, the area of search was confined to this village itself. Given the nature of the use and its long-term ambition to source food from farmland in close proximity to the application site, this was another requirement of this site search. Other criteria used included the presence of existing buildings that could be converted, car parking, ground floor access and availability. Given that the proposal would utilise existing buildings and make sustainable use of surrounding land for food production in the longer term, taking the development plan policies into account, it is agreed that there are no alternative available sites in the Elsworth area that would be more appropriate for the proposed development.
- 9.31 The proposed development would be located close to the development framework of Elsworth. Whilst serving the residents within this village by catering for localised shopping needs, it is recognised that the proposed development would attract trips from the wider catchment area including from surrounding villages. Whilst this is the case and the location of the site would attract visitors from elsewhere via car, the proposed development would support linked trips for a range of locally sourced goods.
- 9.32 The submitted retail impact assessment includes a retail impact test. This test details that the current retail facility within the village, a community shop, stocks convenience goods such as newspapers, milk, beer, wine, cakes, frozen meat and ready meals, as well as tinned produce and is used by locals as an emergency restock.
- 9.33 The applicant has advised that they will provide the community shop with fresh produce to improve its viability and states that the proposed

development would have no adverse impact on this community shop. However, this is outside of the realms of planning considerations and whilst if this is agreed as the case, it would be unreasonable and unenforceable to require this is secured via condition.

- 9.34 In addition, comments from the Elsworth Community Shop Committee have been received which questions how in reality this could be undertaken given that the occupiers of the units would be responsible for pricing and not the applicant themselves.
- 9.35 The type of goods sold as stated within submitted retail impact assessment are noted. It is recognised that the community shop sells predominantly essentials as opposed to the artisan food goods proposed at the food park, however, it is noted from the Officer site visit that there is a small degree of overlap in goods sold including local cakes, bread and meat which could be impacted.
- 9.36 The community shop is a designated community asset which under Policy SC/3 of the Local Plan 2018 is afforded protection. The shop is operated as a 'not for profit' facility which ensures that goods are sold at the lowest possible prices and therefore is more sensitive to any impacts. This means that any negative impact on the profitability of the community shop could make this facility potentially unviable.
- 9.37 Third party comments regarding the lack of detailed retail impact assessment are noted. Whilst there is a risk that the proposed development could affect the viability of the community shop in the future, on the evidence of the goods sold, these would be very different enterprises and it is considered that the community shop would continue to sell essential items for local residents and therefore the proposal would complement rather than detract from this facility.
- 9.38 Whilst the impact upon other independent shops in other villages have not been assessed, taking into account the distance of these facilities and small scale nature of the proposed development, it is not considered that it would detract from these alternative facilities.
- 9.39 Therefore, on this basis, it is considered that the proposed development would not have a significant adverse impact upon the existing village centre, in accordance with Policy E/22 of the Local Plan 2018.

Design, Layout, Scale and Landscaping

- 9.40 The application falls within the Elsworth Conservation Area. The application site is a considerable distance from Listed Buildings to the north and east.

- 9.41 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 9.42 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets.
- 9.43 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 9.44 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 9.45 The proposal would not consist of any external alterations to the existing buildings and thus retain the character and appearance of these units. Given that this is the case, following a formal consultation with the Council's Conservation Officer, the proposal would not result in harm to character and appearance of the Conservation Area nor the setting and significance of Listed Buildings and is compliant with policies HQ/1 and NH/14 of the Local Plan 2018, and the provisions of the Planning (LBCA) Act 1990, and the NPPF 2021.
- 9.46 The application proposes new parking for 24 cars to the south of the units. Whilst this parking arrangement is situated on undeveloped land and third party comments are noted relating to the visual harm from the additional car parking, its construction would comprise a grid system to minimise its countryside impact and work around existing tree constraints. In addition, hedging and additional trees would provide a good level of screening that will mitigate the visual impacts of the proposed scheme. Further details of planting/soft landscaping could be conditioned on any planning consent granted. Therefore, it is considered that the proposal is in accordance with policies HQ/1 (h), NH/14 and E/17 of the Local Plan 2018.

Trees

- 9.47 Although several trees bound the access road within the site, no trees would be removed as a result of the proposed development, nor would there be any impact from the proposed parking area upon these existing

trees. There is no objection from the Council's Trees Officer. Therefore, the proposal is in accordance with Policy NH/4 of the Local Plan 2018.

Biodiversity

- 9.48 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.49 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that any residual risk of harm or disturbance to protected and priority species can be mitigated. Following a formal consultation with the Council's Ecology Officer, it is considered that no further surveys are required, and the proposed development is acceptable subject to compliance with the ecological measures recommended in the submitted report and a scheme of ecology enhancement prior to development above slab level. These conditions are recommended to be attached if planning consent is granted in accordance with Policy NH/4 of the Local Plan and the Biodiversity SPD 2022.
- 9.50 Whilst no biodiversity net gain plan has been submitted as part of the application, the report states that native hedgerows and two new ponds would be created on the site. On this basis, following a formal consultation with the Council's Ecology Officer, it is considered that biodiversity net gain within the site is achievable and further details can be conditioned on any planning consent granted in accordance with Policy NH/4 of the Local Plan and the Biodiversity SPD 2022.
- 9.51 Officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.
- 9.52 In terms of potential lighting impacts on protected species, it is considered that details of external lighting could be conditioned on any planning consent granted in accordance with Policy NH//14 to ensure that protected species are not adversely impacted.

Water Management and Flood Risk

- 9.53 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

- 9.54 The site is in Flood Zone 1 and is therefore considered at low risk of fluvial flooding. However, the site is located within an area of low to high surface water flood risk.
- 9.55 The applicants have submitted a Flood Risk Assessment (FRA) which states that there would be no increase in impermeable areas as a result of the proposed development. Whilst third party comments concerning existing drainage and flood issues on the site and concerns with errors and missing information within the submitted FRA are noted, further advice has been obtained from the Council's Drainage Officer and given that the proposal involves no external changes to the existing buildings and the car parking area would comprise a permeable grassed area, it is not considered that the proposed development would increase the risk of surface water drainage issues on the site nor elsewhere in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

Highway Safety and Transport Impacts

- 9.56 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 9.57 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 9.58 Paragraph 111 of the NPPF 2021 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.59 During the course of the application, the proposed development has been amended to remove the access to Rogues Lane. There are no objections to the amendment from the Definitive Mapping Officer and third party comments concerning this have been addressed.
- 9.60 The application is supported by a Transport Statement which demonstrates that there would be less additional trips to the proposed development (-7 arrivals and -6 departures) compared to the existing use in the peak AM and PM hours of the day.
- 9.61 These vehicular trips from outside the village would predominately be via private car given the limited public bus service available. Third party comments concerning the environmental impact of the reliance on private car are noted, however, given the location of the food hub close to residential properties within village, it is considered that the food hub would be within walking distance to the majority of residential properties

within Elsworth and therefore would provide good access to locals via sustainable forms of travel.

- 9.62 Whilst third party comments concerning the increase in traffic movements during the remainder of the day, weekends and evenings are noted, this is an amenity consideration which is discussed in a subsequent section of this report. Third party comments concerning heavy delivery vehicles and the direction of traffic from nearby villages are noted, however, given the small-scale nature of development, transport movements are not considered to be substantial and given the type of products and size of units, lighter vehicles could be used to be compatible with the local roads.
- 9.63 Pedestrian visibility along Smith Street particularly for school children attending the food hub are acknowledged, however, subject to improvements to pedestrian linkages with the food hub, it is considered that this could be mitigated via this alternative route. Notwithstanding this, any potential school trips would have to be subject to appropriate risk assessments which are outside of this planning assessment.
- 9.64 Third party comments are noted, however, in terms of traffic movements from a highway safety perspective, following a formal consultation with the Local Highway Authority, given that there would be less trip generation at peak times, there would be no adverse impacts upon the transport network.
- 9.65 Third party concerns have been raised with regards the cumulative impact of additional road users generated from this development and the Black Cat/Caxton Gibbet development. The proposed food hub comprises a minor development that in highway terms would not generate significant volumes of traffic. The Black Cat/A428 development has been subject to a development consent order by the Secretary of State for Transport which granted consent subject to traffic mitigation measures. Taking this into consideration, the proposed development is not considered to result in significantly adverse highway safety or traffic generation to warrant refusal of the scheme.
- 9.66 Third party comments concerning the increase in floorspace (409 sq metres) by virtue of the extension to the office buildings to the rear permitted under 22/03801/FUL are noted. This would generate an estimated additional increase in 19 movements per day at peak times. Whilst it is noted that traffic would continue to pass through the application site from Brockley Road to the offices towards the rear, given that these traffic movements would be at peak times of the day, it is not considered that the uses would result in direct conflict between users nor give rise to significant adverse highways safety impacts.
- 9.67 Third party comments concerning the lack of independent review of this transport statement data are acknowledged, however, the trip rates are based on previous consents and surveys and therefore provides a good evidence basis in which the Local Highways Authority has no objection.

Therefore, subject to improvements to pedestrian connectivity as recommended to promote walking from within the village itself which could be attached on any planning consent granted, the proposal is in accordance with the objectives of policy TI/2 of the Local Plan 2018 and is compliant with NPPF advice.

Cycle and Car Parking Provision

- 9.68 Policies HQ/1 and TI/3 set 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 Local Plan. Cycle parking should be provided to at least the minimum standards.

Cycle Parking

- 9.69 According to the Transport Statement, the proposal plans to accommodate a total of 14 cycle spaces (7 additional Sheffield hoops).
- 9.70 TI/3 requires 1 space per 25 sq metres floor space for retail (food) premises and 1 space per 10 sq metres floor space for cafes. It is noted that within this policy's indicative figures, no figure is suggested for community educational use and therefore it is agreed that 1 space per 25 sq metres is appropriate. Therefore, a total of 21 cycle spaces are required.
- 9.71 In this instance, no details have been provided for the location of these Sheffield stands, however, it is considered that there is sufficient space within the site adjacent to the existing buildings to accommodate cycle provision and details for 21 cycle spaces can be conditioned on any planning consent granted in accordance with Policy TI/3 of the Local Plan 2018. This is to encourage both employees and customers within or close to village to use more sustainable forms of travel.

Car Parking

- 9.72 TI/3 requires 1 car parking space per 14 sq (approximately 23 spaces) metres floor space for retail (food) premises and 1 space per 5 sq metres (approximately 14 spaces) floor space for cafes. It is noted that within this policy's indicative figures, no figure is suggested for community educational use and therefore it is agreed that 1 space per 10 sq metres (approximately 7 spaces) is appropriate. An indicative car parking figure of 44 spaces is therefore required.
- 9.73 Following amended plans showing a reduction in overall car parking, the application proposes to retain 20 car spaces (including 4 EV charging spaces and blue badge space) within existing hardstanding. The area of additional car parking within the grassed area would comprise an additional 24 spaces (including 2 blue badge spaces) to the south. The total car parking provision within the food hub would therefore be 44

spaces and it is considered that this would be appropriate in this instance in accordance with Policy TI/3 of the Local Plan 2018.

- 9.74 In terms of special events opening hours, these would be specifically for the café and not other units within the food park. In comparing the level of parking to other farm and artisan shops within the area, for example Gog Magog Farm Shop and Ben's retail shops (near Ely), the parking for 44 vehicles is sufficient for customers and employees, taking into account the small scale nature of the development. It is envisaged that the café would extend their opening hours to allow for evening events when the other units would have closed as of 18:00 and therefore no additional parking would be required to cater for these events. The amount of parking required also meets the indicative car parking figures within Policy TI/3.
- 9.75 The number of EV charging points for the proposed development is compatible with Policy TI/3 of the Local Plan which encourages innovative solutions including car charging points.
- 9.76 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan 2018..

Amenity

- 9.77 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

Neighbouring Properties

- 9.78 Given the nature of the proposed development, there is not considered to be any significant adverse impact upon neighbouring residential amenity on account of overbearing, overlooking or loss of light impacts.
- 9.79 Third party comments concerning noise, disturbance and pollution / fumes to nearby amenities and within the village itself are acknowledged. Whilst there is no formal objection from the Council's Environmental Health Officer regarding the development, it is noted that the proposal will undoubtedly lead to more vehicular traffic entering and leaving the village.
- 9.80 However, based on the data obtained within the transport statement, the addition of approximately 53 arrivals and 53 departures per day (totalling 106 per day) would be spread across the day and early evening and would have minimal impact upon the amenity of the village, particularly as there would only be a minimal increase in traffic movements compared to the existing use during the week, noting that there would be increased traffic movements during weekends. Moreover, due to the road access and parking being located a reasonable distance from the nearest residential dwelling, it is unlikely that the proposed vehicle movements would result in

significantly adverse noise and disturbance upon this neighbour's amenity nor unacceptable air pollution. Subject to conditioning opening/delivery hours including for special events, external amplified music and external lighting via condition, it is considered that the proposed development would have minimal impact upon residential amenities and the immediate surroundings accordance with policies S/9 and HQ/1 of the Local Plan 2018.

Construction and Environmental Health Impacts

- 9.81 The Council's Environmental Health Team have assessed the application and recommended that the application be approved subject to construction hours and construction management plan conditions in addition to informatives. Given that the only external works would be to the car parking area which will require minimal works, it is not considered necessary or reasonable that these conditions be attached to any planning consent granted in accordance with Policy CC/6 of the Local Plan 2018.
- 9.82 The recommended informative regarding noise and dust complaints in addition to food business informative could be attached to any consent granted.

Summary

- 9.83 The proposal adequately respects the amenity of its neighbours. Subject to conditions, the proposal is compliant with Policy HQ/1 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with Policy CC/6 of the Local Plan 2018.

Third Party Representations

- 9.84 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Damage to listed properties	Given the nature of development, it is unlikely that damage through traffic generation upon heritage assets would occur.
Covenants/existing rights of access	A planning permission would not override covenants and private rights of access. These are civil matters between different landowners and not a material planning consideration.
Information to interested parties and lack of consultation on amendments	Clarification was sought from the agent regarding daily traffic movements. Clarification of opening hours/special events can be agreed via condition and this has been discussed with the agent and in line with usually recommended opening hours of

	something of this nature. It is not considered that the additional information provided by the agent warrants a formal re-consultation to interested parties.
Compliance with planning policy	This report has assessed the application in detail against planning policy and provides a balanced assessment. Policy S/10 refers to dwellings within group villages and therefore is not directly relevant. Policy E/13 refers to B1, B2 and B8 use classes and therefore is not relevant to the use of the site proposed.
Proposed Polytunnel	No polytunnel is proposed to be erected within this application submission. Any structure of this nature will likely require planning consent in its own right.
Removal of large section of hedgerow	No hedgerow is proposed to be removed. There are no objections from the Council's Trees Officer.
Development has already started	The bakery and cakery are already in operation. Although the bakery operates a click and collect service at present and the cakery is used to host teaching classes and sells online, these are not permitted within the conditions imposed on previous consent S/1040/94/F. Refusal of this application may be subject to enforcement action.
New proposal would breach conditions placed on previous permissions	Each planning application is determined on its own merits. It has been recommended that subject to planning consent being granted, this be subject to several conditions restricting its use and opening hours.
Validity of commercial enterprise	The applicant envisages that the scheme will be successful and has several operators on board. Notwithstanding this, the success or otherwise of a commercial venture is not a material planning consideration.

Other Matters

- 9.85 Waste collection will continue to utilise the existing access road as per the existing arrangement, and will be made via private commercial collection.
- 9.86 Third party comments in support of the application are noted. Local Member comments received are also acknowledged.

Planning Balance

- 9.87 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise

(section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

- 9.88 The proposed development would result in retail, educational and community use that would be situated within the countryside. The proposed development would offer locally sourced food and employment to small businesses which would boost the rural economy in accordance with the Paragraph 85 of the NPPF 2021.
- 9.89 The proposed change of use would allow the conversion and adaptation of a vacant building within the countryside in accordance with Policy E/17 of the Local Plan 2018.
- 9.90 Artisan type retail is supported in accordance with Policy E/23 and the submitted retail impact assessment states that the proposed development would not have a negative impact upon the nearby community asset of the community shop. Taking into account the difference in food types on offer, it is unlikely that the proposed development would have significantly harm the vitality and viability of the community shop and therefore of the local centre, in accordance with Policy E/22.
- 9.91 In terms of sustainable development as outlined within Paragraph 8 of the NPPF 2021, the proposed development would offer less employment opportunities than its existing use as office accommodation but would nevertheless help build a strong rural economy through some retail employment. Other lawful uses within this use class (E(g) that could operate on site include research and development of products and services and industrial processes could potentially offer less employment opportunities depending on the tenants which would occupy these units. Therefore, it is considered that the proposal would have a beneficial economic impact through employment in addition to social impact through the creation of educational classes and a café social hub.
- 9.92 Whilst the proposal would inevitably attract customers from outside the village which would predominantly make use of private car the proposed development would build a strong, vibrant community by providing accessible facilities including shops, café and community education for the village's residents. In addition, the proposal would make effective use of redundant buildings, improve biodiversity within the site and source food locally, helping the Council move towards a low carbon economy.
- 9.93 On balance, whilst there are factors that weigh against the development including the potential long term impact on the community shop, it is considered that the economic and social benefits of proposed development would outweigh any of the identified harms.
- 9.94 Therefore, on balance, the proposal is in accordance with local and national policies and guidance.

9.95 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.96 Recommendation

9.97 **Approve** subject to:

The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

9.98 Planning Conditions

- 1) 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).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

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.

- 3) The units, hereby approved, shall be limited to use classes falling within retail (Class E(a)), sale of food and drink (Class E(b)), industrial processes (Class E(g(iii))) and non-institutional education (Class F1(a)) and shall be used for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm which would require re-examination of its impact in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 4) The individual units, hereby approved, with the exception of units 2, 3 and 4 shall not be amalgamated into larger sized units than is indicated within these approved drawings reference PPS22-3858-

ULP1 Rev E without expressed planning consent from the local planning authority.

Reason: To ensure that the use remains small scale in keeping with its rural location in accordance with policies E/17 and E/23 of the South Cambridgeshire Local Plan 2018.

- 5) Unless otherwise agreed in writing with the Local Planning Authority, the type of goods sold by the retail units hereby permitted shall be limited to those outlined within the Elsworth food supply statement submitted (received 20th March 2023). No convenience goods shall be sold within the units hereby permitted.

Reason: To ensure that the type of goods sold are compatible with the rural location in accordance with Policy E/23 of the South Cambridgeshire Local Plan 2018.

- 6) Within 6 months of the date of this decision notice, details of a 2-metre wide pedestrian footway link from the application site's entrance to the existing footway fronting No.29 Brockley Road in addition to a pedestrian dropped kerb to facilitate pedestrians crossing Brockley Road shall be submitted to and agreed in writing with the Local Planning Authority. The footway and dropped kerb shall be installed in accordance with the approved plans and within a suitable timeframe agreed in writing with the Local Planning Authority.

Reason: To promote sustainable transport methods and ensure satisfactory access to the site in accordance with policies E/17 and TI/2 of the South Cambridgeshire Local Plan 2018.

- 7) All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Skilled Ecology, March 2023) 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.

- 8) Within 3 months of the date of this decision notice, a Biodiversity Net Gain (BNG) Plan shall be submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;

- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

- 9) Within 3 months of the date of this decision notice, a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

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

- 10) No new external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies SC/9 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 11) Within 3 months of the date of this decision notice, details of facilities for the secure parking of 21 cycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the type

and layout. The facilities shall be provided within 6 months of the development hereby approved and in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

- 12) The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing PPS22-3858-ULP1 Rev E shall be fully installed and operational within 3 months of this decision notice unless otherwise agreed in writing with the local planning authority and shall be retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, policy TI/3 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2021.

- 13) The opening hours of the units hereby permitted shall take place only between the hours of 09:00-18:00 each day Monday to Saturday and 10:00-16:00 on Sundays, Bank Holidays and Public Holidays. The café use only (Unit 2/3/4) shall operate between the hours of 08:00-18:00 each day Monday to Saturday and 10:00-16:00 on Sundays, Bank Holidays and Public Holidays with the exception of special events (up to 12 per calendar year) where said event shall only take place between the hours of 08:00-22:00 on any day.

Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 14) Deliveries to the site shall take place only between the hours of 07:00-19:00 Monday to Saturday and 07:00-17:00 on Sundays, Bank Holidays and Public Holidays.

Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 15) There shall be no external playing of any amplified music, voice or sound outside the units, hereby approved, without expressed planning consent from the local planning authority.

Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 16) Within 3 months of the date of this decision notice, details of a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include: 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.

All soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out in accordance with a programme agreed in writing with the Local Planning Authority.

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.

Informatives

- 1) In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- 2) The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints, it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or

other noticeable acoustic features. In addition, equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

- 3) The applicant should contact the Commercial and Licensing Team, South Cambridgeshire District Council, for advice concerning the proposed premises design/layout, Food and Occupational Safety/Welfare Regulations/requirements and Food Premises Registration, Commercial.Envhealth@scambs.gov.uk prior to development coming into operation.
- 4) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

Background Papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs

Agenda Item 6



Planning Committee Date	12 th July 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/00051/FUL
Site	Lords Bridge, Barton Road
Ward / Parish	Barton
Proposal	Installation of a 30,457 megawatt hours (MWh) per annum solar farm and associated infrastructure on land to the east of Lords Bridge, Barton for an operational lifespan of 40 years
Applicant	University of Cambridge
Presenting Officer	Charlotte Spencer
Reason Reported to Committee	Departure Application Application raises special planning policy or other considerations
Member Site Visit Date	11 July 2023
Key Issues	1. Principle – Renewable Energy 2. Principle – Loss of Agricultural Land 3. Principle – Inappropriate Development within the Green Belt 4. Biodiversity
Recommendation	APPROVE subject to conditions and referral to the Secretary of the State

1.0 Executive Summary

- 1.1 The application seeks planning permission for the installation of a 30,457 megawatt hours (MWh) per annum solar farm and associated infrastructure on land to the east of Lords Bridge, Barton for an operational lifespan of 40 years.
- 1.2 The proposal would result in the installation of solar panels on Grade 3a Agricultural Land. The applicants had submitted a sequential analysis to demonstrate that if agricultural land has to be used, that poorer quality land has been used in preference to higher quality land. Due to the benefits of renewable energy and biodiversity net gain, it is considered that the benefits outweigh the limited harm of the loss of BMV agricultural land.
- 1.3 It is considered the proposal constitutes inappropriate development within the Green Belt. Very special circumstances have been put forward and officers consider that considerable weight should be afforded to the benefits and on balance, that these benefits outweigh the harm to the Green Belt.
- 1.4 Officers considered that the proposed development would be appropriately landscaped and whilst it would have a moderate level of impact on the character and appearance of the area, the harm is outweighed by the benefits. It is considered that the proposal would not result in a detrimental impact on the setting of the Grade II Listed Building.
- 1.5 Subject to conditions, officers consider that the proposal would not have an unacceptable impact on ecology, flood risk, highway safety and residential amenity.
- 1.6 Officers recommend that the Planning Committee approve the proposal subject to conditions.
- 1.7 Members are advised that if they are minded to approve, the application will be referred to the Secretary of State for confirmation that the application is not to be called-in for his consideration.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building	Adj	Flood Zone	2 and 3
Building of Local Interest		Green Belt	X
Historic Park and Garden		Protected Open Space	

Scheduled Ancient Monument		County Wildlife Site	X
Agricultural Land	3a	Article 4 Direction	

- 2.1 The site comprises 36.4 hectares of agricultural fields located to the west of Barton Road. It is located approximately 1500m south of Barton and 900m north of Haslingfield. To the east of the site lies the Lords Bridge Observatory and partially splits the application site into a northern and southern section. One of the observatory's telescopes lies within the application site and an access path cuts across the site.
- 2.2 The site is almost entirely open either only one small copse of trees with a short length of hedgerow present in the central part of the site and another adjacent to Barton Road. The land across the site is level.
- 2.3 A Public Right of Way (PROW) bridleway runs along the northern boundary behind a strong, mature hedge line. The eastern boundary is formed by Barton Road with a mixture of hedges. The hedges vary in size but there are some areas which are open allowing for wide views across the site.
- 2.4 A brook forms part of the southern boundary, beyond which lies an access track to Brook Farm, however, the remaining part of the boundary is entirely open as it cuts through a large field. The western edges are formed by a mixture of young woodland and thick hedges with some open areas.
- 2.5 Brook Farmhouse which is located in close proximity to the site, is a Grade II Listed Building. A small part of the western most part of the site lies within Flood Zones 2 and 3. The Lords Bridge Observatory to the west is a Country Wildlife Site.
- 2.6 The whole site falls within the Cambridge Green Belt and it is classified as Grade 3a Agricultural Land which is Good Quality and falls within the Best Most Versatile land.

3.0 The Proposal

- 3.1 The application is seeking planning permission for the installation of a 30,457 megawatt hours (MWh) per annum solar farm and associated infrastructure on land to the east of Lords Bridge, Barton for an operational lifespan of 40 years
- 3.2 Ground mounted solar panels with a maximum height of 2.67 metres would be installed across the site. A welfare area containing generators, stores, contractor facilities and parking would be created to the eastern part of the site adjacent to a new access from Barton Road. Five inverter stations would be installed throughout the site. New hedge planting is proposed on the southern and western boundaries and cutting through the

site. The electricity created would be supplied privately to the University. An application for a pipeline will be submitted separately.

- 3.3 During the determination process, further details regarding the proposed layout, details of the panels and inverters have been submitted. A Glint and Glare Assessment and District Licencing Payment Certificate has been submitted. A number of documents including the Landscape Visual Impact Assessment (LVIA) have been amended. The layout of the solar panels has been amended to reduce the number of panels around Brook Farm. In addition, the description has been changed to amend the predicted megawatt hours of the solar farm.

4.0 Relevant Site History

	Reference	Description	Outcome
	21/03798/SCRE	Screening Opinion for the development of a solar farm	EIA not required
4.1	Pre-application advice was provided for the proposed solar farm in 2019 (PRE/0026/19). The applicant was advised to demonstrate very special circumstances as it comprises inappropriate development within the Green Belt. They were also advised to submit a soil survey, LVIA and Flood Risk Assessment. Concerns were raised in regard to the impact on the landscape and the setting of the Listed Building.		

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/4 – Cambridge Green Belt

S/7 – Development Frameworks

CC/1 – Mitigation and Adaption to Climate Change

CC/2 – Renewable and Low Carbon Energy Generation

CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

NH/2 – Protecting and Enhancing Landscape Character

NH/3 – Protecting Agricultural Land

NH/4 – Biodiversity

NH/6 – Green Infrastructure

NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt

NH/14 – Heritage Assets

SC/9 – Lighting Proposals

SC/10 – Noise Pollution

TI/3 - Parking Provision

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Landscape in New Developments SPD – Adopted March 2010

District Design Guide SPD – Adopted March 2010

Listed Buildings SPD – Adopted 2009

6.0 Consultations

Haslingfield Parish Council – Object

14 March 2023

- 6.1 Proximity to the Listed Building, the scale is too large, the plan does not take into account the neighbours and their needs.

- 6.2 Support environmental projects in general but concern there is no information regarding how the electricity would get to the university.
- 6.3 Concern about access road to neighbours property and access off Barton Road. Concern about lack of communication.

17 February 2022

- 6.4 Objects. No glint and glare study, lack of engagement. The Parish Council does support solar farms in principle.

County Highways Development Management – No objection

23 March 2023

- 6.5 Paragraph 5.3 of the Supplementary Information states that the 'results of the analysis have shown that solar reflections from the proposed development are geometrically possible towards road users along approximately 600m of the A603 and 900m of Barton Road. Solar reflections predicted towards road users are screened by existing vegetation, therefore, no impact is predicted to be experienced and mitigation is not required'. However, in the event that the screening is subject to disease, die-back or removal for any reasons, the Highway Authority would require that a condition be imposed requiring suitable mitigation is implemented to prevent glare to the users of the public highway.

14 February 2022

- 6.6 The site has been through pre-application discussions with the Highway Authority. The applicant has incorporated all requirements. Satisfied that the development will have no significant adverse impact on the public highway.

County Transport Team – No objection

17 February 2022

- 6.7 The development has a low trip generation. No objections

Sustainable Drainage Officer – No objection

01 April 2023

- 6.8 The site is in Flood Zone 1 with surface water flood risk of predominantly low, some areas of medium and high risk. A Flood Risk Assessment and Surface Water Management have been submitted. No objection subject to conditions regarding surface water drainage schemes and construction drainage.

- 15 February 2022*
- 6.9 Acceptable subject to a scheme of surface water disposal. This can be dealt with by way of condition.

Lead Local Flood Authority – No objection

- 23 March 2023*
- 6.10 The submitted flood information has allowed the LLFA to remove objection. Request conditions regarding surface water drainage schemes.
- 21 February 2022*
- 6.11 Object.
- 6.12 Unable to support until a layout drawing on the site is provided illustrating the characteristics of all drainage features proposed to be included.
- 6.13 Due to the orientation of the proposed solar panels in the northern part of the site, rills may be formed causing erosion in the same layout as the panels. Due to this the LLFA requires that appropriate SuDS features are included within the design.
- 6.14 The layout proposed areas to house converter cabins and a transformer station. These will create an impermeable area that will require drainage infrastructure. The LLFA requires that the method of surface water management for these areas is clearly shown within the documents.

Environment Agency – No objection

- 17 February 2022*
- 6.15 No objection

Anglian Water – No objection

- 04 March 2023*
- 6.16 No comments. The applicant should check for any Anglian Water assets with cross or are within close proximity.

Conservation Officer – No objection

- 16 March 2023*
- 6.17 The size of the inverter is large, however, it is not located close to any heritage assets and therefore will have no impact. Conservation comments have not changed. It is considered that the proposal will not adversely affect the character and/or setting of the Listed Building.
- 24 February 2022*
- 6.18 The site is to the north of a Grade II Listed Building, Brook Farmhouse. The immediate setting of the listed building is a domestic garden to the south and west and a farmyard to the north and east. The main elevation is to the south and the site of the solar farm is to the north.

- 6.19 The setting for Brook Farmhouse would change, however, this is not considered enough to oppose the proposals. The character of farmland does change over time and this will not have any greater impact on the setting than other changes that have occurred. In addition, the panels use a form of installation which means that they are fully reversible.
- 6.20 The proposal will not adversely affect the setting of the Listed Building.

County Archaeology – No objection

03 March 2023

- 6.21 No alterations to original comments.

23 February 2022

- 6.22 Evidence indicates some potential for archaeological remains to be present within the area relating to Medieval occupation at the east end. Along Bourn Brook are a range of Iron Age and Roman settlements. Small signals of potential archaeological remains are present in the southwest and east sides of the proposal area and will require focused testing along with a general evaluation of the area. This work can be secured by a planning condition.

Senior Sustainability Officer – No objection

24 March 2023

- 6.23 No further comments

17 February 2022

- 6.24 Support the application as long as the UKPN can confirm capacity to transport any excess electricity generated back to the National Grid.

Landscape Officer

26 June 2023

- 6.25 Additional information has been provided to show sections through the site boundaries and verified views and years 1 and 15 of eight of the agreed viewpoints.
- 6.26 The verified views demonstrate that, from the footpaths and hills to the south, the solar farm will only be partially visible and will be largely screened by existing vegetation, landform and the proposed perimeter planting. From close viewpoints, the solar farm will initially be highly visible where there are gaps in existing vegetation but, over time, as the proposed perimeter planting establishes and grows the solar farm will be screened. Additional planting has also been added to the area north of Brook Farm which is welcomed.

19 April 2023

- 6.27 New and amended landscape information has been submitted. The additional thicket planting would help integrate the scheme into the surrounding landscape and it appears that the perimeter hedge would screen views.
- 6.28 Whilst agree with the conclusions of the LVIA, it is recommended that more supporting visual information should be provided. We suggest that views 7, 20 and 22 should be developed as type 4 verified views to show how the perimeter planting and fence line will screen the solar farm at installation and after 5 years.
- 6.29 Section drawings showing the arrangement and heights of the proposed and existing hedgerows, the fence line and solar panels at the north, east and southern edges should be included.

21 April 2022

- 6.30 The applicants have provided an LVIA. There are no specific landscape designations in the area and generally the site and surrounding open farmland has been assessed as medium quality. Views to the site are limited and in mitigation will be filtered and screened.
- 6.31 The landscape strategy for the site is limited. It is proposed to keep solar arrays are a minimum of 5 metres from existing ditches and streams. These are 'Award Watercourses' and more space should be allowed.
- 6.32 The development would still have a marked landscape and visual effects on the site itself and wider landscape.
- 6.33 It is a very large development and will introduce development with a semi-industrial character into the open landscape. Even where the solar arrays cannot be directly views, the scale will be apparent.
- 6.34 A wildflower meadow is proposed to boost landscape and biodiversity. However, this would require a very high standard of establishment and management.
- 6.35 The uniformity and apparent scale of the development should be addressed. A more diverse palate of planting forms should be introduced to break up the site. Planting should be provided within the site itself. The applicants should provide a robust plan to show how the proposed landscapes will be established and managed.

Ecology Officer – No objection

17 March 2023

- 6.36 The Impact Assessment and Conservation Payment Certificate submitted is welcome and provide the required evidence of participation in the Natural England District Level Licencing Scheme. The habitats due to be

created and enhanced will provide suitable terrestrial habitat for the local great crested newt population.

6.37 The Biodiversity Net Gain Plan submitted shows that a 183% and 81% new gain in habitat and hedgerow units respectively is possible which is welcome. There is concern about maintaining the wildflower grassland in a moderate condition considering the extend of the panels, however, regardless that would still be an 83% gain.

6.38 The buffers will encourage ground nesting birds. Management of those areas must take their presence into account. There is no management information, however, this can be conditioned.

21 February 2022

6.39 The applicant is required to submit the Impact Assessment and Conservation Payment Certificate prior to determination as with great crested newt surveys, this cannot be conditioned.

6.40 The submitted report has identified a negative impact to ground nesting birds which is unacceptable.

6.41 Retainment and enhancement of key habitats is welcomed. The replacement of arable cropland with wildflower grassland will inevitably increase biodiversity.

Natural England – No objection

20 March 2023

6.42 The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original.

09 February 2022

6.43 The proposed development will not have significant adverse impacts on designated sites and has no objection.

Environmental Health – No objection

20 March 2023

6.44 Previous comments still stand.

25 February 2023

6.45 No comments on behalf of Environmental Health.

Contaminated Land Officer – No objection

06 March 2023

6.46 No further comments

- 09 February 2022*
- 6.47 No immediately evident environmental concerns that would required assessment for potential contamination and the proposed use is not sensitive.

Designing Out Crime Officer - Comments

- 09 March 2023*
- 6.48 No further comments.

- 07 February 2022*
- 6.49 We have seen some cable thefts from similar locations across Cambridgeshire. Where possible I would recommend Weldmesh security fencing which would reduce the possibility of climbing or cutting and offers good surveillance. Would like to see any future proposals for lighting or CCTV should they be forthcoming.

Communities Team - Comments

- 14 February 2022*
- 6.50 The proposal is in line with what the Council encourages through its Zero Carbon Strategy.
- 6.51 With regard to community engagement the Council's policy requires that developers have engaged effectively with the local community and local authority. A letter was sent to residents on 14 June asking for views by the end of June. This is a short timescale and represents minimal consultation on a development of such significance to the local area. Local Members have expressed the view that they too would have expected to see more.
- 6.52 Whilst provision of community financial benefit is not a material considered, we would like to draw your attention to the many solar farms which provide community benefit funds to host communities.

NATS Safeguarding – No objection

- 6.53 No safeguarding objection.

Cambridge City Airport – No objection

- 6.54 Does not conflict with the safeguarding criteria for the airport.

7.0 Third Party Representations

- 7.1 During the original consultation (February 2022) three neighbour representations were received along with a representation from Cambridge Past, Present and Future.
- 7.2 Those in objection have raised the following issues:

- Loss of agricultural land;
- Lack of glint and glare report;
- Lack of consultation;
- Impact on Green Belt;
- Impact on the water courses and flood risk;
- Impact on highway;
- Impact on access to Brook Farm;
- Impact on the setting of the Listed Building;
- Impact on outlook
- Security Risk
- Do not agree with the supply of electricity to the University only;
- Lack of detail
- Impact on water supply to neighbours

7.3 Following the receipt of additional and amended information a reconsultation was sent out (March 2023). One neighbour representation was received along with a representation from Cambridge Past, Present and Future.

7.4 Those in objection have raised the following issues:

- Loss of agricultural land
- Lack of consultation;
- Lack of detail;
- Impact on Listed Building;
- Limitations of Glint and Glare study
- Development within the Green Belt
- Security risk
- Impact on water supply to neighbours
- Not considered loss of biodiversity when returning the site to agriculture

7.5 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

Principle of Development – Renewable Energy

8.1 The Climate Change Act 2008 sets out UK's committed targets for reducing greenhouse gas emissions and increasing energy generation from renewable sources. The Act was amended in June 2019 to set a target to reduce greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050.

8.2 Paragraph 152 of the National Planning Policy Framework (NPPF) 2021 states that the planning system should support the transition to a low carbon future in changing climate and support renewable and low carbon energy and associated infrastructure.

- 8.3 Paragraph 158 states that when determining planning applications for renewable and low carbon development, local planning authorities should:
- a. Not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
 - b. Approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposal location meets the criteria in identifying suitable areas.
- 8.4 Paragraph 174 (b) states that planning policies and decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land.
- 8.5 Footnote 58 of the NPPF states that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
- 8.6 The National Planning Practice Guidance (NPPG) sets out the particular planning considerations that relate to large scale ground-mounted solar photovoltaic farms. It states that the deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes. However, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.
- 8.7 The NPPG states that particular factors a local planning authority will need to consider include:
- i) encouraging the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of High environmental value;
 - ii) where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages Biodiversity improvements around arrays. See also a speech by the Minister for Energy and Climate Change, the Rt Hon Gregory Barker MP, to the solar PV industry on 25 April 2013 and written ministerial statement on solar energy: protecting the local and global environment made on 25 March 2015.
 - iii) that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use.

- iv) the proposal's visual impact, the effect on landscape of glint and glare (see guidance on landscape assessment) and on neighbouring uses and aircraft safety;
 - v) the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun.
 - vi) the need for, and impact of, security measures such as lights and fencing.
 - vii) great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large-scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;
 - viii) the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;
 - ix) the energy generating potential, which can vary for a number of reasons including, latitude and aspect
- 8.8 Policy S/7 of the South Cambridgeshire Local Plan (2018) states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agricultural, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan.
- 8.9 Policy CC/2 states that planning permission for proposals to generate energy from renewable and low carbon sources, with the exception of proposals for wind turbines, will be permitted provided that: a. The development, and any associated infrastructure, either individually or cumulatively with other developments, does not have unacceptable adverse impacts on heritage assets (including their settings), natural assets, high quality agricultural land, the landscape, or the amenity of nearby residents (visual impact, noise, shadow flicker, odour, fumes, traffic); b. The development can be connected efficiently to existing national energy infrastructure, or by direct connection to an associated development or community project, or the energy generated would be used for on-site needs only; c. Provision is made for decommissioning once the operation has ceased, including the removal of the facilities and the restoration of the site; and d. Developers have engaged effectively with the local community and local authority.
- 8.10 The site is located outside the development framework within the open countryside and Green Belt. The principle of development within the Green Belt will be discussed in more detail later within this planning assessment.
- 8.11 The solar farm would produce 30,457 megawatt hours and it is considered that this would provide a meaningful contribution to the low carbon energy generation in this instance. Subsequently, the development is supported in

policy terms within the countryside provided that the scheme would comply with the criteria in Policy CC/2 above and any other material considerations.

- 8.12 With reference to criteria (a) of the proposed development's impact upon heritage assets and their settings, natural assets, agricultural land, the landscape and nearby residents will be discussed later within this planning assessment.

Grid Connection

- 8.13 With reference to criteria (b) the proposal would benefit from a direct connection to the University's West Cambridge Site.

Decommissioning

- 8.14 With reference to criteria (c) the proposed solar farm would be for a 40-year period. The site would then be decommissioned. A condition for this temporary period will be attached on any planning consent granted to ensure it is decommissioned, the facilities removed and the land reinstated.
- 8.15 The Supplementary Information documents provides details regarding decommissioning. It states that it is expected to take approximately 12 months including the removal and disposal of the infrastructure associated and site restoration. An indicative decommissioning plan has been submitted, however, due to the length of time it would be installed for it is considered that these details are likely to be changed. As such, it is considered reasonable to request final details by way of condition.

Community Engagement

- 8.16 With reference to criteria (d), a Statement of Community Involvement has been submitted as part of the Planning Statement. Letters were distributed to local residents and site notices distributed to Barton, Haslingfield, Harlton and Comberton. In addition, a project website was created and an online survey distributed to local residents and stakeholders. The applicant considered that it was not possible to hold public consultation events in person due to Covid-19 restrictions.
- 8.17 Concerns have been raised about the lack of community engagement by the Parish Council and the Council's Community's Team. This is noted and whilst regrettable, public consultation is only encouraged and it would not be reasonable to refuse an application for this reason alone.

Principle – Loss of Agricultural Land

- 8.18 Policy NH/3 of the Local Plan states that planning permission will not be granted for development which would lead to the irreversible loss of Grade 1, 2 or 3a agricultural land unless:

- 1a). Land is allocated for development in the Local Plan;
 1b). Sustainability considerations and the need for development are sufficient to override the need to protect the agricultural value of the land.
2. Uses not involving substantial built development but which take agricultural land will be regarded as permanent unless restricted specifically by condition.
3. When considered proposed for the change of use or diversification of farmland, particular consideration shall be given to the potential for impact upon Priority Species and Habitats.
- 8.19 Grade 1 to Subgrade 3a agricultural land categories comprise the 'best and most versatile agricultural land' (BMVAL). An Agricultural Land Classification has been submitted. This concludes that the current ALC grade is 3a on 97.5% of the site, the remaining not being considered agricultural (woodland/buildings). Grade 3a land is described as 'Good quality agricultural land' capable of producing moderate to high yields of a narrow range of arable crops or moderate yields of a wider range of crops.
- 8.20 The land subject of this application is not allocated for development in the Local Plan and therefore not compliant with criteria 1a of Policy NH/3.
- 8.21 The NPPG encourages the effective use of land by focussing large scale Solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value and where a proposal involves greenfield land, whether the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.
- 8.22 The Written Ministerial Statement 2015 set out that any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence.
- 8.23 The development would provide 30,457 MWh of electricity per annum. It is estimated that this would supply the University of Cambridge circa 26% of its annual electricity demand. It is not disputed that there is a significant need for renewable energy to contribute towards climate change targets.
- 8.24 It is important to note that the proposed development would not result in an irreversible loss of BMVAL given that any planning consent granted would be restricted to a 40 year period, after which, decommissioning and the restoration of arable land would take place.
- 8.25 Notwithstanding this, the land would be lost for agricultural use for a significant amount of time. Therefore, it is important to consider whether 1) the use of agricultural land is necessary, and any exercise should consider that no suitable brownfield land or non agricultural land is available within a reasonable search area, and 2) any sequential analysis should

demonstrate that if agricultural land has to be used, that poorer quality land has been used in preference to higher quality land.

- 8.26 Whilst third party comments concerning the loss of BMVAL and loss of agricultural output are acknowledged, the threshold test as identified within the Written Ministerial Statement 2015 is to ask whether the proposal is justified by the most compelling evidence with each case determined on its own merits.
- 8.27 A sequential test has been submitted as part of the application. The test considers land within the ownership of the University of Cambridge within a suitable radius for a connection. Some sites such as Yarmouth Farm and the Madingley Estate (south of Dry Drayton Road) have a classification (ALC) of Grade 2 which is better quality than the application site. The sites with a similar ALC were considered unsuitable as they lie within Flood Zones 2 and 3, and/or would be too small to create the size of the solar farm sought or have other constraints such as rights of way which would make the development inefficient.
- 8.28 In addition, further information regarding Alternative Site Assessments have been submitted within the Supplementary Information Document dated 11 January 2023. In terms of using commercial, rooftop solar on the existing buildings, the applicant states that the University already installs solar PV on most new buildings and has a programme to retrospectively install solar PV onto existing buildings where appropriate. However, this would not provide all of the renewable energy needed. In terms of Brownfield sites, the University does not own any brownfield sites that could be used to accommodate a solar farm of the size required. Whilst the University has undeveloped land at Eddington, this site has outline planning permissions for housing, employment and local services.
- 8.29 Subsequently, it is considered that the proposal has successfully demonstrate that there are no areas of lower grade agricultural land available to the applicants which are suitable for a solar farm development which would create a similar level of electricity output. It is therefore concluded that it meets the tests in justifying the development.
- 8.30 Nevertheless, food security is an important consideration to be weighed in the planning balance. The loss of arable food production in three and a half fields would have a minor impact terms of food security issues. The applicant is proposing to greatly improve biodiversity and this along with the scheme contributing significantly to production of renewable energy, it is considered that the benefits of the development outweigh the harm in this instance. As such, it is considered that the proposal is compliant with Policies CC/2 and NH/3 of the South Cambridgeshire Local Plan (2018).

Principle – Inappropriate Development within the Green Belt

- 8.31 The application site lies within the Cambridge Green Belt. The planning system attaches great importance to Green Belts and their fundamental aim is to prevent urban sprawl by keeping land permanently open.
- 8.32 Paragraph 138 of the NPPF 2021 states that the Green Belt serves five purposes: (a) to check the unrestricted sprawl of large built-up areas; (b) to prevent neighbouring towns merging into one another; (c) to assist in safeguarding the countryside from encroachment; (d) to preserve the setting and special character of historic towns; and (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 8.33 Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 8.34 Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 8.35 Paragraph 149 states that new buildings are inappropriate unless listed as one of the exceptions. Solar panels are not listed within the exceptions within the para 149 and Paragraph 151 specifically states that 'When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increase production of energy from renewable sources'.
- 8.36 Policy S/4 of the Local Plan aligns with the NPPF and Policy NH/8 states that any development proposals within the Green Belt must be located and design so that they do not have an adverse effect on the rural character and openness of the Green Belt.
- 8.37 The sequential test submitted as part of the Agricultural Land Classification demonstrates that only one of the potential sites available for the proposal lies outside of the Green Belt. However, this site, Yarmouth Farm, has a better quality of agricultural land than the proposed site. All of the other potential sites lie within the Green Belt.
- 8.38 It is first important to consider the level of harm that the proposal would have on the Green Belt.

- 8.39 The applicant argues that the proposal does not prejudice the five purposes of the Green Belt as per paragraph 138 of the NPPF. Due to the siting of the proposal it is considered that it would not result in unrestricted sprawl of built up areas, would not result in neighbouring towns merging into one another and would not impact the setting and special character of historic towns. Officers also note that there is insufficient availability of urban/ derelict land of a size needed for a solar farm of this scale.
- 8.40 However, the 3rd purpose of the Green Belt is to assist in the safeguarding the countryside from encroachment. The site is flat, open agricultural land that the majority of which is devoid from buildings or structures. The solar panels would be sited in horizontal rows over 36 hectares of land, and whilst there would be breaks in the rows to allow for access roads, hedges and existing trees it would result in a large area of development. The applicant has argued that due to the existing and proposed screening, it would have limited impact on the openness of the Green Belt and this will be discussed in more detail below. However, whilst there is no specific definition of 'openness' within the NPPF, National Planning Practice Guidance (NPPG) states that openness can have both spatial and visual aspects.
- 8.41 In terms of spatial aspects, the size of the proposal would be similar to the size of local villages and it would introduce a significant area with a semi-industrial character into the open landscape. It is considered that even where the solar arrays cannot be directly viewed, the scale of the development would be apparent. As such, it is considered that introducing man-made structures into what is currently open fields would represent encroachment of development into the countryside contrary to one of the purposes of the Green Belt as per paragraph 138 of the NPPF and it would result in harm to the spatial openness.
- 8.42 In terms of visual harm, the site does not form part of a national or local landscape designation and there are no ecological designations. As such it is not a protected or valued landscape. A valued landscape must, in this context, refer to a landscape that is of greater than just open countryside.
- 8.43 The site and surrounding farmland has been assessed as being of medium quality (non-designated area, generally pleasant but with no distinctive features) landscape value, with medium sensitivity (reasonable ability to accommodate change but may lead to limited loss of some characteristics) to low level solar development. The majority of the site is occupied by large, level open agricultural fields. There is a dense mature hedge line along the northern boundary, a hedge line with a mixture of hedges with some gaps along the eastern boundary, some vegetation along the southern boundary although part of the southern boundary is fully open, and the western boundary has a mixture of vegetation and open views.
- 8.44 It is considered that clear views into and across the site are limited and the development would sit within existing field patterns, however, the

development would result in a marked landscape and visual effects on the site itself. The LVIA identifies this as substantial change with a moderate adverse impact at year 1 and moderate-slight adverse impact at year 15. Similar can be said for Brook Farm immediately to the south of the site, where a moderate level of change is identified with moderate adverse impacts at year 1 and slight adverse impacts at year 15. In terms of mitigation, a landscape strategy has been set out that would introduce new hedgerow planting which would reduce the visual effects over time. Whilst there would be some longer views from which the solar farm would be visible, given the limited scope of these views, any effects on the wider landscape character will be limited. To ensure that the proposed hedgerows are suitable and can be maintained for the life of the solar farm it is considered reasonable to add a landscaping condition to ensure the mitigation from the proposed landscaping strategy is achieved.

- 8.45 Subsequently, it is considered that there would be substantial harm to the spatial openness of Green Belt, however the harm in terms of visual openness would be moderate.
- 8.46 Whilst it is accepted that a solar farm is different from permanent buildings as the openness of the Green Belt could be restored after 40 years as it would be temporary. However, this is still a long period of time.
- 8.47 Subsequently, it is considered that the proposal is, by definition, inappropriate development within the Green Belt and as such, consideration needs to be given as to whether very special circumstances result in benefits that would outweigh the harm to the green belt by reason of inappropriateness and any other harm. The very special circumstances are assessed later in the report.

Visual Appearance and Landscape Impact

- 8.48 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 8.49 Policies NH/2, states that development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the local landscape. Policy NH/8 seeks to mitigate the impact of development in and adjoining the Green Belt.
- 8.50 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 8.51 The site forms part of the open countryside and the built form associated with the development would result in a visual intrusion which is

uncharacteristic of the existing landscape. Paragraph 174 of the NPPF refers to recognising the intrinsic character and beauty of the countryside and specific reference is made to the protection of valued landscapes. As noted above, this is not the case here.

- 8.52 Nevertheless, the proposal would result in a substantial level of change to the character and appearance of the site, resulting in moderate-slight adverse impacts over time. However, these would be predominantly limited to the site itself and to a lesser extent, the immediate surrounding area. Impacts on the wider landscape are considered to be limited. As a substantial level of change would occur to the site resulting in moderate/slight adverse impacts, the proposal is contrary to Local Plan policy NH/2 which seeks to retain or enhance the distinctiveness of the local landscape.
- 8.53 In terms of more specific design features, a two metre high deer fence would be installed around the boundary for security. This is considered to be an acceptable way of securing the site and the landscaping would help visually shield the fence. Infrared security cameras would also be installed, however, the exact positioning has yet to be determined. It is considered that this can be dealt with by way of condition.
- 8.54 It is considered that the transformers would have an industrial appearance, however, they would be spread throughout the site and it is considered that they would not visually dominate the solar farm and would appear in keeping within the proposed works.
- 8.55 The welfare area would be located in close proximity to Barton Road, however, this would be located behind the security fence which in turn is located behind existing hedgerows which would be reinforced and managed at 3 metres according to the Landscape Strategy. As such, it is considered that this would not be overly visible from the public realm.
- 8.56 Overall, it is acknowledged the proposal would cause some harm to the landscape character however, this would be predominantly limited to the site itself and the immediate surrounding area. This harm would be reduced over time with the provision of additional landscaping throughout the site. Harm to landscape character will be considered as part of the case for very special circumstances in relation to inappropriate development in the Green Belt and in the overall planning balance.

Heritage Assets

- 8.57 The application is within the setting of the Brook Farmhouse which is a Grade II Listed Building.
- 8.58 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development which affects a listed building or its setting, a local authority shall have special regard to the desirability of preserving

the building or its setting or any features of special architectural or historic interest which it possesses.

- 8.59 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.60 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.
- 8.61 The immediate setting of the Listed Building is a domestic garden to the south and west and a farmyard to the north and east. Within that there are lines of trees and shrubs which create informal boundaries. The main elevation of the house faces south and the solar farm is located to the north. It is acknowledged that the setting for Brook Farmhouse would change, however, the Conservation Officer has advised that the change would not adversely affect its setting. The character of farmland changes over time and it is considered that the proposed changes would not have any greater impact on the setting than other changes that have occurred in the past. In addition, the panels would be fully reversible which would allow the setting of the listed building back to one of open land.
- 8.62 Baseline evidence indicates some potential for archaeological remains to be present within the area including Medieval, late 18th/ early 19th century and Iron Age and Roman settlements. The application has been reviewed by the County Archaeologist who has states that the south west and east areas of the proposal will require a focused testing along with a general evaluation of the wider area. However, it is stated that this can be secured by way of condition.
- 8.63 It is considered that the proposal, would preserve the setting of the nearby listed building and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.

Biodiversity

- 8.64 The NPPF and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/4 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

- 8.65 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 to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 8.66 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

Water Management and Flood Risk

- 8.67 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.68 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. There is a small area of site that falls within Flood Zones 2 and 3 to the western part of the site.
- 8.69 The applicants have submitted a Flood Risk Assessment.
- 8.70 The Council's Sustainable Drainage Engineer has advised that they have no objection to the proposal subject to conditions relating to sustainable drainage schemes and construction drainage schemes.
- 8.71 The Local Lead Flood Authority has advised the the proposed development can be managed through the use of bunds/channels and an attenuation basin restricting surface water discharge to 0.8l/s and this is supported. They have no objections subject to conditions relating to surface water drainage schemes including construction schemes.
- 8.72 Both the Drainage Officer and LLFA have requested similar conditions and so it is reasonable to only add these once.
- 8.73 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

Highway Safety and Transport Impacts

- 8.74 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 8.75 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an

unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 8.76 The application is supported by an Access Arrangement Drawing.
- 8.77 The Local Highways Authority have been consulted on the proposal. Both the Development Management Highway Team and the Transport Assessment Team agree that once built the development would have a very low trip generation and so would not cause any capacity issues on the Local Highway Network.
- 8.78 The Highways Authority have reviewed the Glint and Glare Assessment and are content that the impact from the solar arrays would be mitigated by the existing and proposed vegetation. However, to ensure that in the event that the vegetation is subject to disease, die-back or removal a condition has been requested requiring a replacement mitigation measure is implemented. This condition is considered reasonable to prevent glare to users of the public highway.
- 8.79 Subject to conditions the proposal accords with the objectives of policies HQ/1 and TI/2 of the Local Plan and is compliant with NPPF advice.

Cycle and Car Parking Provision

- 8.80 Policies HQ/1 and TI/3 set 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 Local Plan. Cycle parking should be provided to at least the minimum standards.
- 8.81 There will be minimal requirement for servicing and maintenance of the solar farm during operation. Provision has been made within the site for some informal parking areas for vehicles accessing the site for this purpose adjacent to the welfare area. This is considered acceptable.

Amenity

- 8.82 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 8.83 The closest residential property would be located 7 metres to the south of the application site and 25 metres to the nearest solar panel. Due to the separation distance and limited height of the panels it is considered that it would not result in a loss of light, loss of outlook or sense of dominance.
- 8.84 The Environmental Health Officer has not raised any concerns in regard to noise.

- 8.85 A Glint and Glare Study has been submitted by the applicant. This identifies that there would be no solar reflections to dwelling houses further along Barton Road and those on the edge of Haslingfield. However, it does state that solar reflections are geometrically possible from the closest neighbour at Brook Farm. It is noted that the report states that it is mitigated by existing vegetation, however, the occupier of Brook Farm has submitted photographs showing that the existing vegetation is limited. The landscaping plan shows additional native hedges along the southern boundary near to the neighbour and the applicant has also removed some of the panels directly north of Brook Farm. As such, it is considered that the glint and glare can be mitigated by way of suitable landscaping. This can be secured by way of the landscaping condition.
- 8.86 Subsequently, it is considered that the proposal would, subject to conditions, have an acceptable level of impact on the residential amenity of neighbouring occupiers in compliance with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

Third Party Representations

- 8.87 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Loss of Agricultural Land	Considered in paragraphs 8.21-8.33
Impact on Green Belt	Considered in paragraphs 8.35-8.70
Impact on Flood Risk	Considered in paragraphs 8.93-8.99
Impact on neighbour amenity	Considered in paragraphs 8.112-8.116
Impact on Listed Building	Considered in paragraphs 8.81-8.87
Lack of consultation	Considered in paragraph 8.19

Very Special Circumstances

- 8.88 The applicant has put forward a number of matters which they considered amount to very special circumstances to outweigh the harm to the Green Belt, by reason of inappropriateness and any other harm.

University of Cambridge Research Benefits

- 8.89 In 2019 the University of Cambridge became the first university in the world to adopt a Science Based Target for carbon reduction and commits it to reducing its energy-related carbon emissions to absolute zero by 2048.

- 8.90 The applicant argues that having a highly variable electricity source (such as a solar farm) will motivate the University to explore and put in place mechanisms to exploit and increase the dynamics of its electricity demand to be more in tune with the carbon intensity of the grid. This in turn would provide cost savings, decrease stress on national infrastructure and respond to the climate crisis.
- 8.91 The University aims to become zero carbon at least 10 years ahead of its target date as they intend to provide an example of what is achievable in terms of carbon reduction and opportunities for others to learn from its approach.
- 8.92 Cambridge Zero, the University's flagship climate change initiative has identified 'Decarbonising the Built Environment' as a Grand Challenge theme within its research portfolio and would bring together cross disciplinary expertise. Within this theme, there is a particular research interest in the application of Artificial Intelligence (AI), digital and sensing technologies to support the decarbonisation of the built environment. It is argued that the solar development within the University's ownership will provide an opportunity to develop green technology not only as a research opportunity but also as a teaching resource for students.
- 8.93 The University is in the position of offering educational services on climate change, net zero and sustainability. The applicant considers that the solar farm will have a far-reaching influence on its students who will take the same principles out into the world
- 8.94 Officers acknowledge that the University is a world class educational institute at the fore front of research, and if the solar farm can aid in developing research into green technology then it is considered that this can be given moderate weight.

Carbon Emissions

- 8.95 The proposed solar farm would generate in 30,457MWh per year which the applicant states is 26% of the University's electrical consumption (based on 2019 figures). As such, this would reduce the Applicant's carbon emissions by 14,860 tonnes of carbon dioxide per year.
- 8.96 In December 2019 South Cambridgeshire District Council declared a climate emergency. It is considered that significant weight can be given to the reduction of carbon emissions as the solar farm would result in approximately a quarter of the electricity of the University. Whilst the solar farm would feed electricity into the University's West Cambridge Site which lies within Cambridge City Council, both Councils have declared a climate emergency.

Biodiversity Net Gain

- 8.97 In July 2019 SCDC declared an ecological emergency and in February 2021 it created 'Doubling Nature' setting out the approach to increasing wildlife-rich habitats, tree canopy and access to spaces in South Cambridgeshire.
- 8.98 The NPPF contains provisions for the protection and improvement of the environment introducing biodiversity net gain. The Environment Act 2021 elevates the requirement of Biodiversity Net Gain (BNG) to a statutory footing, although this is not yet in force.
- 8.99 A Biodiversity Net Gain Assessment has been submitted. The proposal would include biodiversity and ecological enhancements including: connections between isolated woodland and the County Wildlife Site; opportunities for roosting bats would be provided; two boxes to accommodate barn owls would be provided; meadow grassland would be established beneath the solar panels; hedgerow planting would be provided; enhancements to the woodland copse would be made.
- 8.100 The BNG Assessment has concluded that there would be a net gain of 184% with a net gain of 173 biodiversity units.
- 8.101 The ecology officer welcomes this approach, however does hold some scepticism over the maintenance of wildflower grassland in a moderate condition. However, it is accepted that if the grasslands only reach a poor condition there would still be a 83% gain in habitat units.
- 8.102 Subsequently, it is concluded that in the worse-case scenario there would be a significant increase in ecology and biodiversity on the site. It is considered that this is a clear benefit which carries moderate weight.

Economic Benefits

- 8.103 The proposal would result in the provision of jobs associated within the construction of the solar farm and the decommissioning of it. As this is only temporary, only limited weight can be given.

Other Harm

- 8.104 In terms of other harm identified, the proposal would result in the temporary loss of good quality agricultural land. Whilst it is temporary and therefore, reversible, the length of time for which the solar farm is to be commissioned is 40 years which is considerable. Nevertheless, it is considered that this would only have a minor impact upon food security. There would also be harm to landscape character which is limited to the site itself and the immediate surrounding area.
- 8.105 In summary, the proposed development would be inappropriate development within the Green Belt and it would result in harm to the openness of the Green Belt and it would conflict with one of the purposes of including land within the Green Belt. As such, the NPPF establishes that substantial weight should be given to any harm to the Green Belt. Very

Special Circumstances would not exist unless the harm to the Green Belt and any other harm are clearly outweighed by other considerations. In this instance it is considered there are clear benefits which outweigh the harm to the Green Belt, landscape character and loss of agricultural land.

Planning Balance

- 8.106 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

Summary of harm

- 8.107 The proposal would result in the loss of BMV Agricultural Land, albeit this is an extended temporary period of time. It is considered to be inappropriate development within the Green Belt and it would result in harm to the intrinsic character and beauty of the countryside, albeit to the site and its immediate surrounds.

Summary of benefits

- 8.108 The benefits of the proposal include renewable energy, educational research benefits and biodiversity net gain which should be afforded considerable weight. Additional limited weight can be given to economic benefits.
- 8.109 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

Recommendation

- 8.110 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

-Confirmation from the Secretary of State as to whether they wish for the application to be called-in for determination.

9.0 Planning Conditions

1. 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).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

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.

3. The local planning authority shall be notified in writing within 14 days of the date of first operational use of the development. The development, hereby permitted, shall be removed and the land restored to its former condition or to a condition to be specified and agreed in writing by the Local Planning Authority on or before 40 years from the date of the first operational use of the development or in accordance with an alternative phasing plan agreed in writing by the local planning authority but in any event no later than one year following the date on which the site has ceased to be in continuous use for energy generation.

Reason: Approval of the proposal on a permanent basis would be contrary to Policy CC/2 and NH/3 of the Local Plan 2018.

4. No less than 1 year prior to the expiry of the temporary permission and the decommissioning of the development hereby approved, a detailed decommissioning plan shall be submitted to the Local Planning Authority for approval. This shall detail how the equipment is to be removed from the site, how the land is to be returned to its former condition and shall be accompanied by a construction traffic management plan and environmental/biodiversity mitigation measures. The decommissioning shall be carried out in accordance with the approved details.

Reason: The application site lies in the open countryside and it is important that once the development has ceased the site is brought back into a full agricultural use in accordance with Policy CC/2 and NH/3 of the Local Plan 2018.

5. 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:
 - a) 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;

b) 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.

c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

d) 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.

6. Suitable and permanent mitigation features are to be maintained for the lifetime of the development so as to prevent glare of users of the lengths of highway mentioned within the submitted documentation, specifically the 600m of the A603 and 900m of Barton Road highlighted within the submitted Glint & Glare Assessment.

Reason: in the interests of highway safety in accordance with paragraph 111 of the NPPF.

7. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principle has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented and managed in accordance with the approved details.
The scheme shall be based upon the principles within the agreed Flood Risk Assessment, Cannon Consulting Engineers, Ref: CCE/ZD171/FRA-02, dated: November 2021 and Surface Water Management 01 -

Additional Information, Cannon Consulting Engineers, dated: 25 November 2022.

Details to be submitted shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the 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 a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;
- g) Temporary storage facilities if the development is to be phased;
- h) A timetable for implementation if the development is to be phased;
- i) 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;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- l) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.
- m) Confirmation of the Environment Agency of their acceptance to utilise infiltration SuDS across the site.

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

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policies CC/7, CC/8 ad CC/9 of the South Cambridgeshire Local Plan (2018).

8. No development hereby permitted shall be commenced details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by

the Local Planning Authority. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

9. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site shall be avoided during the construction works have been submitted 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 impermeable 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, CC/8 and CC/9 of the South Cambridgeshire Local Plan (2018).

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

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

Reason: To 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.

11. Prior to the commencement of operation a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

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

12. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

13. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
- a. The statement of significance and research objectives;
 - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c. The timetable for the field investigation as part of the development programme;
 - d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

14. Prior to commencement of operation, final details of the security arrangement of the site shall be submitted to and approved in writing by the local planning authority. This should include scaled drawings demonstrating the location, type and size of security cameras and/or lighting.

Reason: To ensure that the site would be safe and secure and that 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

Informatives

1. 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.

2. Partial discharge of the archaeological condition (No.13) can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

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Agenda Item 7



Planning Committee Date	12 July 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/01150/FUL
Site	Land North of 39A Station Road (west) Whittlesford
Ward / Parish	Whittlesford
Proposal	Demolition of existing buildings, creation of access road from Station Road West, and construction of a residential development of 48 No. residential units together with associated landscaping, car and cycle parking, and refuse storage (Re-submission of 22/02571/FUL).
Applicant	Whittlesford Parkway LLP
Presenting Officer	Katie Christodoulides
Reason Reported to Committee	Departure Application
Member Site Visit Date	11 July 2023
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Character and Appearance of the Area3. Highway and Car Parking4. Developer Contributions
Recommendation	APPROVE subject to conditions and completion of a legal agreement (S106)

1.0 Executive Summary

- 1.1 Outline planning permission (S/0746/15/OL) was granted on 14 August 2018 for the redevelopment of the site for residential use with all matters reserved. This Reserved Matters applications (21/02476/REM - 67 residential units) and (21/02477/FUL – 8 dwellings) were brought to Planning Committee on 29 June 2022 and refused.
- 1.2 This proposal seeks full planning consent for the demolition of existing buildings, creation of access road from Station Road West, and construction of a residential development of 48 No. residential units together with associated landscaping, car and cycle parking, and refuse storage.
- 1.3 Outline Consent (S/0746/15/OL) with all matters reserved for up to 60 dwellings was granted on the basis of the lack of five year housing land supply figure at the time, and special circumstances associated with the site. Significant weight was given to the fact the site was brownfield in nature with significant remediation issues, sited within the development framework and its use as a scrapyard was considered unneighbourly due to its proximity to residential properties.
- 1.4 The proposal represents a departure from the development plan and has been advertised as such. Although the site lies within the development framework, the proposal would result in some conflict with policy S/10 of the Local Plan where an indicative maximum scheme size of 8 dwellings, or up to 15 dwellings on a single brownfield site would be supported within development frameworks of Group Villages.
- 1.5 Nevertheless the proposal is considered to be in a sustainable location and therefore, the principle of residential development is considered acceptable.
- 1.6 The use of planning conditions and a Section 106 Agreement can secure appropriate detailing, technical information and financial contributions such that the proposal would accord with Local Plan policies in all other respects.
- 1.7 Officers recommend that the Planning Committee approves the application subject to conditions and completion of a Section 106 (legal) Agreement.

2.0 Site Description and Context

- 2.1 This site is located within the development framework boundary of Whittlesford Bridge and comprises a brownfield site with an area of approximately 1.27 hectares. The site is bound to the north and west by agricultural land that is located within the Cambridge Green Belt. A railway line (Cambridge to London) is located immediately to the east of the site with commercial development beyond, while to the south are areas of residential development and Whittlesford Parkway Station.

- 2.2 The site is not located in or near to a conservation area. To the south east of the site are two listed buildings: the Red Lion Hotel (Grade II) and the Chapel of Hospital of St John the Baptist (Grade II*), approximately 80 metres from the site.
- 2.3 The site is located in flood zone 1 (low risk) with some areas of the site identified as being at risk from surface water flooding.
- 2.4 The site is vacant, previously in use for a variety of uses including a scrap yard and sits slightly lower than the adjoining agricultural land. Access to the site is to be taken from Station Road West to the south.
- 2.5 This application is a revised submission following withdrawn application (22/02571/FUL – 68 dwellings) and refused applications (21/02476/REM - 67 dwellings) and (21/02477/FUL – 8 dwellings). The proposals were brought to Planning Committee on 29 June 2022. The applications were refused on the grounds of visual impact, harm to landscape and the Green Belt and harm to amenity of future occupiers. This full planning application seeks to address the reasons for refusal.
- 2.6 The changes made to this application consist of the total number of residential units having been reduced down to 48 units which has reduced the proposed density. The houses and blocks are sited around a curvilinear central green space, with the houses being reoriented on the northern and south-western parts of the site, all the houses have private gardens with a regular shape, the block of flats has been reduced to two, the central part of the site has been opened up to a large landscaped square, the distances between the houses and blocks have been optimised, residential units adjoining the countryside are clad with dark timber and denser tree and hedgerow planting on the western and northern edges is proposed.

3.0 The Proposal

- 3.1 This application is for the demolition of existing buildings, creation of access road from Station Road West, and construction of a residential development of 48 No. residential units together with associated landscaping, car and cycle parking, and refuse storage.
- 3.2 Amended plans have been received to address statutory consultee comments in which the addition of windows in the side elevation of house B1, amended refuse storage location, swept path plans and Flood Risk and Sustainable Drainage Addendum were submitted.

4.0 Relevant Site History

Application Site

- 4.1 22/02571/FUL - Demolition of existing buildings, creation of access road from Station Road West, and construction of a residential development of

68 No. residential units together with associated landscaping, car and cycle parking, and refuse storage – Withdrawn (23 September 2022).

- 4.2 21/03045/S106A – Modification of planning obligations contained in a Section 106 Agreement dated 10th August 2018 pursuant to ref: S/0746/15/OL – Disposed of (30 August 2022).
- 4.3 21/02476/REM - to provide 67 residential units following demolition of 39a Station Road West and the formation of a new access road. (Re-submission of 20/03755/REM) – Refused (6 July 2022). Appeal Decision Pending.
- 4.4 20/03755/REM – Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/0746/15/OL to provide 86 residential units following demolition of 39a Station Road West and the formation of a new access road – Withdrawn (30 November 2020).
- 4.5 S/0746/15/OL – Redevelopment of site for residential use (outline planning application all matters reserved) – Approved (14 August 2018).

Adjacent Site

- 4.6 21/02477/FUL – Demolition of existing building and erection of three storey building to provide 8 flats, together with parking and landscaping – Refused (6 July 2022). Appeal Decision Pending.
- 4.7 20/03756/FUL – Demolition of existing building and erection of a three storey building to provide 12 flats, together with parking and landscaping – Withdrawn (30 November 2020).

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/4 – Cambridge Green Belt
S/5 – Provision of New Jobs and Homes
S/6 – The Development Strategy to 2031
S/7 – Development Frameworks
S/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/4 – Biodiversity
 NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt
 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/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

5.3 Neighbourhood Plan

5.4 Whittlesford Neighbourhood Plan – Area Designated

5.5 Given the very early stage of development, no weight can be afforded to the Whittlesford Neighbourhood Plan.

5.6 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
Development affecting Conservation Areas SPD – Adopted 2009
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Listed Buildings SPD – Adopted 2009
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.7 **Other Guidance**

5.8 Greater Cambridge Housing Strategy for 2019 to 2023

6 **Consultations**

6.1 **Whittlesford Parish Council – Objection**

May 2023 comments:

6.2 The amendments do not address the objections raised before. Objects on the grounds of lack of affordable housing, safe and scalable access to and from the site from Station Road West and impact of increase traffic and congestion on Station Road West and Moorfield Road then access onto the A505.

April 2023 comments:

6.3 The Parish Council does not support the application and objects on the grounds of no affordable housing, insufficient parking for the number of units proposed, the density is inappropriate and concerns of safety of the junction.

6.4 **Access Officer – No Objection**

6.5 Blue Badge parking must be laid out as such with the hatching to side and rear and sited close to the lift cores. The lifts need to have at least 1.4 m depth going into the lift.

6.6 **Air Quality – No Objection**

6.7 There will be little impact in relation to air quality.

6.8 **Anglian Water – No Objection**

6.9 **Cambridgeshire & Peterborough Integrated Care System**

6.10 There is capacity for the development at Sawston GB Surgery.

6.11 Conservation Officer – No Objection

May 2023 Comments:

- 6.12 No additional conservation issues.

April 2023 Comments:

- 6.13 Despite the relatively large scale of the proposals, views to and from the heritage assets would be very limited, including from the open space and car park to the south of the pub/chapel. Views over the heritage assets towards the site from the elevated A505 are currently impeded by a belt of tree planting. The distance and topography between the site and Whittlesford Conservation Area means there would be no impact on its significance.
- 6.14 The proposal would not adversely affect the setting and significance of the listed buildings and scheduled monument and would preserve or enhance the character or appearance of the Conservation Area, complying with NH/14 and paragraphs 194, 195, 199, 200 and 202 of the National Planning Policy Framework.

6.15 Contaminated Land Officer- No Objection.

May 2023 Comments:

- 6.15 Queries raised in regard to the remedial proposals. If the queries are not clarified prior to determination, requests a condition in regard to a Remediation Meth Statement being submitted.

April 2023 Comments:

- 6.16 Requests a condition is added to any consent granted in regard to submission of a Phase 1 Desk Study, Remediation Method Statement and if unexpected contamination is found then remediation proposals shall be submitted.

6.17 Designing Out Crime Officer – No Objection.

6.18 Cambridge Fire and Rescue – No Objection.

- 6.19 Adequate provision should be made for fire hydrants by way of a Section 106 Agreement or planning condition.

6.20 County Archaeology – No Objection.

May 2023 Comments:

- 6.21 No objections or requirements.

April 2023 Comments:

6.22 Due to the high levels of disturbance within the development area associated with 20th century gravel pitting there is low likelihood for the survival of archaeological remains.

6.23 County Education – No Objection.

6.24 S106 contributions towards early years education for additional early years places in Whittlesford (£51,105) and secondary education for the expansion of Sawston Village College (£113,639) are required.

6.25 County Highways Development Management – No Objection.

May 2023 Comments:

6.26 Recommends conditions in regard to details of future management and maintenance of the proposed streets, the falls and levels of the access so no private water drains onto the highway, submission of a Traffic Management Plan, submission of a condition survey of the public highway and provision of a footpath.

April 2023 Comments:

6.27 A Swept Path Analysis drawing of the largest vehicle proposed to service the site entering, turning and leaving the site in both directions on Station Road West is required.

6.28 County Transport Team – No Objection.

6.29 No objection subject to mitigation package, comprising a contribution £42,240 towards the Greater Cambridge Partnership Whittlesford Station Masterplan Scheme and cycle parking layout and design as a condition.

6.30 Ecology Officer – No Objection.

6.31 Recommends conditions in regard to all ecological measures being carried out in accordance with the Ecological Impact Assessment and Construction Environmental Management Plan, details of ecological enhancement submitted and details of biodiversity net gain.

6.32 Environment Agency – No Objection.

6.33 Requests informatives in regard to sustainable drainage systems are added to any consent granted.

6.34 Environmental Health Officer – No Objection.

6.35 Recommends conditions in regard to compliance with the Environmental Management Plan, details for noise insulation and mitigation and lighting.

6.36 Health Development Officer – No Objection

Follow up comments:

- 6.37 Concerned regarding the isolated nature of the site and limited ability for integration, improvements to the safety of the existing footpath to the village is needed through S106 contribution and a contribution towards allotments.

Original comments:

- 6.38 No provision of affordable housing, improvements needed to the existing footpath to the village to improve safety and quality, a communal allotment should be provided and concerns regarding the isolated nature of the site and limited ability for integration for residents with the village centre.

6.39 Historic England – No Objection.

May 2023 Comments:

- 6.40 Seek the views of your specialist conservation and archaeological advisers.

April 2023 Comments:

- 6.41 Seek the views of your specialist conservation and archaeological advisers.

6.42 Housing Strategy Officer- Objection

May 2023 Comments:

- 6.43 Same comments remain.

April 2023 Comments:

- 6.44 The Viability Statement will need to be reviewed by a third party to be agreed with the Council to confirm whether viability prohibits affordable housing. There is a clear need for affordable housing in Whittlesford. The development is unacceptable as no affordable housing is proposed onsite.

6.45 HSE – No objection

- 6.46 The planning application does not appear to fall under the remit of the planning gateway one because the height condition of a relevant building is not met.

6.47 Landscape Officer – No Objections

May 2023 Comments:

- 6.48 Requests conditions in regard to full details of play area, planting, seating, tree pits, boundaries and gates and the attenuation basin.

April 2023 Comments:

- 6.49 Further information required in terms of communal amenity space and play space, refuse collection pick up points and clarification on design of central green space.

6.50 Lead Local Flood Authority – No Objection

May 2023 Comments:

- 6.51 Requests conditions in regard to submission of a detailed surface water drainage scheme, details of long term maintenance arrangements for surface water drainage system, details of how surface water run off will be avoided during construction works, details that the surface water drainage system has been constructed in accordance with details and informatives.

April 2023 Comments:

- 6.52 Requests information in regard to water quality treatment on the access road, information in regard to storage capacity, details of remobilisation of pollutants in the soil and climate change allowance.

6.53 National Highways – No Objection

6.54 Natural England – No comments as falls below threshold.

6.55 Network Rail – No Objection

- 6.56 Recommends the developer contact the Asset Protection Team prior to any works commencing on site and agree the Asset Protection Agreement to enable approval of detailed works.

6.57 S106 Officer – No Objection

- 6.58 Planning obligations sought in relation to public open space, indoor community space, green infrastructure, burial provision, indoor sports, swimming and a monitoring fee.

6.59 Sustainability Officer – No Objection

May 2023 Comments:

- 6.60 Previous comments still stand.

April 2023 Comments:

- 6.61 Recommends conditions in regard to the renewable and low carbon energy technologies fully installed and water efficiency specification fully installed and operational prior to the occupation of the development.

6.62 Tree Officer – No Objection

- 6.63 The majority of trees to be removed are of low amenity value consisting of a large proportion of Leylandii and scrub.

6.64 Urban Design Officer- No Objection

May 2023 Comments:

- 6.65 Welcome the addition of side windows on house B1 and Officers would prefer the communal bin store to be retained in the previous less prominent position but raise no objections to the relocation.

April 2023 Comments:

- 6.66 The proposed scheme is supported in urban design terms meeting policy HQ/1 of the Local Plan. Concerns are raised about how useable some of the communal amenity space for the blocks of flats will be, the narrow design of the private amenity space is for plots 5-8 type a and the amount and siting of car parking plots.

6.67 Waste Officer- No Objection

May 2023 Comments:

- 6.68 No objection as the bin store has been moved as per previous comments.

April 2023 Comments:

- 6.69 Requests the proposed bin store for the block of flats is moved and the bin store area is resized to allow 6 x 1100 litre sized bins.

7.0 Third Party Representations

- 7.1 4 representations of objection 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:

- 7.2 Principle of development

- Overdevelopment of a rural area and the site.

- SCDC land supply issue has been resolved and no reason why the application should comply with National and Local Planning requirements.

7.3 Affordable Housing

- The proposal for no affordable housing would be contrary to policy H/10 of the Local Plan.

7.4 Character, Appearance and Scale

- Three storey high houses and apartments would be out of keeping with the mix of housing of a rural village
- Proposals are cramped with inadequate private outside space
- The proposed density of 38 units per hectare would not accord with Policy H/8 of the Local Plan
- Effort been made to tone down from urban.

7.5 Highway Safety and Access

- Increase in traffic to Station Road West
- Concerns regarding the volume of traffic this development will bring to Station Road West.
- Already there is a problem with traffic and parking along Station Road West from station users and driving too fast. More vehicles will compound these problems
- There is no safe pedestrian walkway from the station to car pick up points
- Due to parking on the street, the speed cars travel and inconsiderate parking up and across driveways obscures the view and near misses with cars and bicycles when trying to enter the road from residents driveways
- The additional properties would cause even more of an issue with increased cars from new residents
- Excessive speed of cars coming down the road would cause problems to residents and their visitors when trying to exist the new development on Station Road West
- Construction traffic and HGV's will cause a significant increase in traffic
- Suggestion of Council Highway Department carrying out a survey of the requirement for yellow lines. With lines along Royston Road
- Speed restrictions should be introduced to Station Road West in order that it becomes a 20mph zone
- The start of the development has to be delayed until parking in Station Road West is under the control of the Civil Parking Powers and therefore any resulting illegal parking can be enforced.
- Apart from the train service, public transport is non-existent in the village
- The proposal contravenes Policy TI/2 of the Local Plan

- The access roads should be adopted and maintained by the County to prevent commuters parking on the site
- No HGV tracking has been undertaken
- Seek pedestrian footways on the site and around

7.6 Parking provision

- Significant issue with parking on Station Road West where parking restrictions not enforced.

7.7 Flooding and Drainage

- Seek pedestrian footways on the site and around
- Surface water drainage issues on the site and area.

7.8 Other Matters

- Pond on site could be dangerous for children.
- Lack of a children's communal play area on site
- Request there is a condition that construction does not start work until the Civil Parking Enforcement is in place.

7.9 **Member Representations**

None.

7.10 **Local Groups / Petition**

None.

8 Assessment

8.0 Principle of Development

Village Development Framework and Settlement Strategy

8.1 The site is located within the development framework boundary of Whittlesford Bridge. Whittlesford is defined under Policy S/10 of the Local Plan as a Group Village. Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within development frameworks of Group Villages and development may exceptionally consist of up to about 15 dwellings where this would make best use of a single brownfield site.

8.2 Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that (a) development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and (b) retention of the site in its present state does not form an essential part of the local character, and development would

protect and enhance local features of green space, landscape, ecological or historic importance; and (c) There is the necessary infrastructure capacity to support the development.

- 8.3 The supporting text to Policy S/7 of the Local Plan sets out that development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.

Previous Planning History

- 8.4 The principle of residential development on the site was established under outline planning consent (S/0746/15/OL) which was granted permission in August 2018. A Section 106 Agreement dated 10 August 2018 is attached to the outline planning consent. Condition 2 of the outline consent required the submission of an application for the approval of the reserved matters within three years of the date of approval (i.e. by 14 August 2021). The reserved matters application was received by the Local Planning Authority in May 2021 and was refused under planning consent (21/02476/REM) in July 2022 on grounds of visual impact, harm to landscape and the Green Belt and harm to amenity of future occupiers.
- 8.5 Outline Consent (S/0746/15/OL) was granted for residential use against the lack of five year housing land supply figure at the time, and special circumstances associated with the site. Significant weight was given to the fact the site was brownfield in nature with significant remediation issues, sited within the development framework and its use as a scrapyards was considered unneighbourly due to its proximity to residential properties. The proposal considered that removal of the scrapyards use would significantly enhance the amenity of the locality and improve the visual appearance of the area.
- 8.6 Paragraph 120 of the National Planning Policy Framework states that decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. Policy S/3 of the Local Plan states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Whilst Whittlesford is identified as a Group Village it does have good access to public transport and has some local facilities such as a primary school, shop, post office and public house. It boasts direct connections to significant employment centres, due to the proximity of the railway station and its network.
- 8.7 Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that (a) development is of a scale, density and character appropriate to the location, and is consistent with other policies

in the Local Plan; and (b) retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and (c) There is the necessary infrastructure capacity to support the development.

Conclusions

- 8.8 The proposal would conflict with the Council's Policy S/10 of the Local Plan due to the scale of the development. However, given the recent planning history which is a material consideration, the principle of residential development of similar scale has previously been established. The proposed number of dwellings has been reduced significantly to 48 units and would entail the reuse of a brownfield site, within the village development framework, which represents a sustainable location. The conflict with the Local Plan is limited, and therefore, the proposal is considered acceptable in principle.

Housing Provision

- 8.9 The outline consent (S/0746/15/OL) granted permission the redevelopment of the site for residential use with all matters reserved. Indicatively, this was for up to 60 units.
- 8.10 The recently withdrawn full planning application under (22/02571/FUL) was for 68 residential units and the refused reserved matters application description was for 'the erection of 67 residential units'. This application has been reduced to 48 units, comprising 20 dwelling houses and 28 apartments.

Housing Density

- 8.11 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.
- 8.12 The site measures approximately 1.27 hectares in area. The provision of 48 dwellings across the site would equate to a density of approximately 38 dwellings per hectare.
- 8.13 The proposed density of the development would just be above the requirement in Policy H/8 of the Local Plan, although considerably lower than the proposed density of the approved outline planning consent (S/0746/15/OL). Policy H/8 of the Local Plan states that density may vary where justified by character if the locality, the scale of development or other local circumstances. The approved scheme (S/0746/15/OL) was considered acceptable given developing the site necessitated a higher

density of development than would be normally expected due to the development costs. This was weighed against the removal of an unneighbourly use and the benefits to the wider amenity of the village.

- 8.14 The density proposed is considerably lower than that accepted at outline stage. Given this and that any development must be design-led and responsive to the site’s context. The proposed density is considered acceptable.

Market Housing Mix

- 8.15 Policy H/9 ‘Housing Mix’ requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing development of 10 or more homes, Policy H/9 provides targets as set out in the table below. Policy H/9 states the mix of affordable homes is to be set by local housing needs evidence.

Policy Requirement	Market	Affordable
30% 1 or 2-bedroom homes	26 (54%)	0
30% 3-bedroom homes	14 (29%)	0
30% 4-bedroom homes	8 (17%)	0
10% flexibility allowance	0	0

- 8.16 The proposal would be slightly higher on the proposed 1 and 2 bedroom homes and lower on the proposed 4 bedroom homes than required by Policy H/9 of the Local Plan.
- 8.17 Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number. The proposal will be M4 (2) compliant.
- 8.18 Policy H/9(2) requires provision of self and custom build plots as part of the development. The applicant has advised that given the proposal is for apartment buildings and three storey semi-detached dwelling houses, single self built units would not be compatible for this scheme.

Affordable Housing

- 8.19 Local Plan Policy H/10(1) states that all developments of 11 dwellings or more, or on development sites of less than 11 units if the total floorspace of the proposed units exceeds 1,000sqm, to provide that 40% of the homes on site will be affordable to address evidence of housing need, although more recent paragraph 63 of the NPPF sets the threshold for affordable housing at ‘major developments’ (i.e. 10 dwellings or more).
- 8.20 Policy H/10(2) does make three exceptions to this requirement where it can be demonstrated that the level of affordable housing sought would

make a development unviable, off-site provision of affordable dwellings can be demonstrated to have benefits, or it can be demonstrated that it is not possible or appropriate to build affordable homes on-site or off-site, in which case the development will provide a financial contribution towards the future provision of affordable housing.

- 8.21 The Housing Officer has commented that they raise objections to the proposal as no affordable housing is proposed on site. A Viability Appraisal has been submitted as part of the application, in which it details the proposed scheme would incur a deficit even with a scheme of 100% market housing. A review of the applicant's Viability Appraisal was undertaken by an independent assessor BNP Paribas Real Estate for the Local Authority. This review concluded that a scheme of 100% market housing would produce a surplus of £100,991 against the benchmark land value. In arriving at this figure, BNP Paribas have accepted some assumptions on a without prejudice basis, although have requested further information in relation to the remediation costs and benchmark land value. Further information has been provided by the applicant and is being reviewed. Therefore, it is considered that this is the minimum amount the proposal should provide as a contribution to affordable housing.
- 8.22 As a result of the above, the surplus of £100,991 a commuted sum for affordable housing will be sought as a planning obligation through a Section 106 Agreement. The applicant has agreed that this figure is the minimum to be provided. A review mechanism is also proposed as part of the section 106 agreement in the event that the proposal can get closer to a policy compliant position at the time work take place on site.
- 8.23 Whilst the proposal would not provide a policy compliant level of affordable housing, the Council is satisfied that a robust viability case has been presented and therefore, the proposal is in accordance with policy H/10.

Design, Layout, Scale, Landscape Impact and Landscaping

- 8.24 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 8.25 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 8.26 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

Layout

- 8.27 The proposed layout comprises a single access road from Station Road West with a large central public open space, two blocks of flats to the east of the site and three rows of terrace houses to the north end of the site and a row of semi-detached houses on the south-west side of the site. The proposed layout of the development with a reduced number of dwellings than previously propose together with the central public open space, has helped to create a more spacious and less dense development. This better reflects the development pattern of Station Road West and the rural character of the edge of village area adjacent to the Green Belt.

Scale

- 8.28 The proposed scale comprises of two blocks of flats which are three storey's in height at 9.4 metres, twelve x 2.5 storey dwellings (house type A) comprising three groups of terraces at the northern end of the site at 9.9 metres in height and eight x 3 storey semi-detached dwellings (house type B) proposed on the south-west side of the site at 11.1 metres in height.
- 8.29 The height of the dwellings along Station Road West are mainly two storey. However, the site is located adjacent to the railway line and larger commercial/industrial buildings exist further to the east. This built form, combined with the site being relatively well screened, the proposed scale and height of the development is considered acceptable to the visual amenity of the area.

Appearance

- 8.30 The proposed design of blocks b and c comprising the flat buildings would be contemporary with a buff brick for the lower floors and dark timber wall panels for the top floor with a flat green/sedum roof.
- 8.31 The proposed design of house type A at the north end of the site would consist of black cedar cladding, large windows with balustrades and cedar doors and pitched roofs in slate.
- 8.32 The proposed design of house type B at the west side of the site would consist of buff brick with a dark stained timber cladding at the top floor, large windows, cedar doors and a green/sedum roof at a shallow pitch roof.
- 8.33 The proposed design rationale of black cedar cladding for the dwellings is a response to barn forms found in the village and the rural context of the village and site. Those dwellings sited at the northern boundary of the site adjacent to the countryside are designed in black cladding to respond to the rural context.

- 8.34 The Urban Design Officer supports the proposal in design terms but raised concerns regarding communal space, private amenity to the terrace houses and the siting of car parking plots. These issues are addressed further in this report under the residential amenity and car and cycle parking sections.
- 8.35 The Urban Design Officer raised concern regarding the amenity space for plots A5-A8 and lack of front garden areas and amenity space for plots A1-A4 and A9-A12 and the inconsistent appearance on the street scene. It is acknowledged that there is not sufficient space to allow meaningful landscaping and amenity space here however, the site as a whole is well landscaped and with the central green, it is not considered to be a concern which would warrant refusal.
- 8.36 In addition concerns were raised regarding the surface car parking spaces on site. The proposed car parking spaces are considered to be sufficiently dispersed with landscaping and would not result in harm to the visual amenity of the area.
- 8.37 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies HQ/1, NH/2, NH/6 and SC/9 and the NPPF (2021).

Landscape Impact and Landscaping

- 8.39 The application is accompanied by a Landscape Master Plan, boundary sections, Design and Access Statement and Landscape and Visual Impact Assessment (LVIA).
- 8.40 The Landscape and Visual Impact Assessment details a visual assessment of the proposal and found that there are opportunities for views from public vantage points in the near vicinity of the site, with some views possible in the middle distance to the east and west. Views of the interior of the site were limited by the lower ground levels within the site, existing vegetation and by structures at Whittlesford Parkway Station and large commercial units and buildings to the east of the station.
- 8.41 It was concluded that the proposed development would not result in significant landscape effects on the countryside to the north and west, would have a positive effect on the townscape character in the immediate vicinity of the site as the scrap yard and existing bungalow would be replaced with a well designed residential development.
- 8.42 The Landscape Officer has commented that the Landscape Visual Impact Assessment demonstrates that the reduced number of apartment blocks and increase in perimeter planting reduces the impact on views from the surrounding roads and countryside to the north west and north east and the scheme is better integrated with its context. The Landscape Officer requested further information regarding a schedule of all the communal

amenity space and play space, a plan showing refuse collection pick up points to demonstrate all refuse storage is accessible and clarification on the design intent for the central green space. Following additional information, the Landscape Officer raises no objections subject to recommended conditions.

- 8.43 Subject to the recommended conditions, the proposal would accord with Policies HQ1 and NH/4 of the Local Plan 2018.

Trees

- 8.44 Policies NH/2, NH/4 and HQ/1 of the Local Plan seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.45 The application is accompanied by an Arboricultural Report. The proposals are considered acceptable in regard to the impact on trees and landscaping.
- 8.46 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan.

Heritage Assets

- 8.47 The site is not located in or near to a conservation area. To the south east of the site are two listed buildings: the Red Lion Hotel (Grade II) and the Chapel of Hospital of St John the Baptist (Grade II*), approximately 80 metres from the site.
- 8.48 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development which affects a listed building or its setting, the local authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.49 Paragraph 199 of the NPPF sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.50 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.

- 8.51 The Conservation Officer has commented that given the proposed development site would be located west of the railway line and north/west of existing modern development, views to and from the heritage assets would be limited, as a result the proposal would not adversely effect the setting and significance of the listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, paragraphs 194, 195, 199, 200 and 202 of the NPPF and Local Plan policy NH/14.

Carbon Reduction and Sustainable Design

- 8.52 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by Policy CC/1 of the Local Plan.
- 8.53 Policy CC/3 'Renewable and Low Carbon Energy', requires that proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.
- 8.5 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.
- 8.55 The application is supported by a Sustainability Statement and Energy Strategy.
- 8.56 The application has been subject to formal consultation with the Council's Sustainability Officer who has commented that the documents submitted detail that the proposal would maximise massing and positioning of units to maximise the benefits of south facing orientation, improved fabric beyond compliance with Building Regulations Part L, provide high levels of air tightness, natural ventilation, low energy lighting and Minimum A+ rated electrical appliances. The proposal would result in a 54.04% reduction in carbon emissions and installation of fittings and fixed appliances would ensure no more than 110 litres of water per person per day are used.
- 8.57 The Sustainability Officer supports the proposal from a sustainable construction perspective subject to conditions in regard to the water efficiency specification and renewable and low carbon energy technologies as detailed in the Sustainability Statement Energy Statement.

- 8.58 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 8.59 The NPPF states new development should contribute to enhancing the natural environment through biodiversity net gains. The Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 8.60 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by an Ecological Impact Assessment which sets out that the proposed scheme would result in a net gain of 22.62% for habitats and 19.60% for hedgerows.
- 8.61 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 to require ecological measures to be carried out in accordance with the Ecological Impact Assessment and Construction Environmental Management Plan, submission of a scheme of ecological enhancement and details of biodiversity net gain.
- 8.62 Subject to appropriate conditions, officers are satisfied that the proposed development complies with Policy NH/14, the Biodiversity SPD 2022, the requirements of the NPPF and 06/2005 Circular advice. [REDACTED]

Water Management and Flood Risk

- 8.63 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.64 The site is in Flood Zone 1 (low risk) with some areas of the site identified as being at risk from surface water flooding.
- 8.65 The application is accompanied by a Flood Risk Assessment and Surface Water Drainage Strategy.
- 8.66 The application has been subject to formal consultation with Anglian Water, the Environment Agency and the Lead Local Flood Authority (LLFA).

- 8.67 Anglian Water has raised no objections as no assets owned by Anglian Water or those subject to an adoption agreement are within the development site boundary.
- 8.68 The Environment Agency have commented that they have no objection to the proposed development subject to informatives added to any consent granted in regard to sustainable drainage systems.
- 8.69 The Local Lead Flood Authority have commented that the surface water from the proposed development can be managed through the use of a combination of filter drains, storage ponds and geocellular soakaway. The Lead Local Flood Authority request conditions in regard to submission of a detailed surface water drainage scheme, details of long term maintenance arrangements for surface water drainage system, details of how surface water run off will be avoided during construction works, details that the surface water drainage system has been constructed in accordance with details and informatives.
- 8.70 The applicants have suitably addressed the issues of surface water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

Highway Safety and Transport Impacts

- 8.71 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 8.72 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 8.73 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.74 The application is supported by a Transport Assessment and Residential Travel Plan. Vehicular access to the site would be by a single access off Station Road West.
- 8.75 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team. The Local Highways Authority comment that the effect of the proposed development on the public highway should be mitigated through planning conditions in regard to details of future management and

maintenance of the proposed streets, the falls and levels of the access so no private water drains onto the highway, submission of a Traffic Management Plan, submission of a condition survey of the public highway and provision of a footpath.

- 8.76 The Transport Assessment Team comment that they raise no objection to the proposal subject to a mitigation package in regard to a contribution of £42,240 towards the Greater Cambridge Partnership Whittlesford Station Masterplan scheme and a condition requiring details of cycle parking layout and design.
- 8.77 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with the NPPF.

Cycle and Car Parking Provision

- 8.78 Policies HQ/1 and TI/3 set 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 Local Plan. Cycle parking should be provided to at least the minimum standards.

Cycle Parking

- 8.79 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.
- 8.80 122 cycle parking spaces in total are proposed comprising of 68 spaces for the dwelling houses and 54 spaces for the apartments.

Car Parking

- 8.81 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.
- 8.82 The proposal will provide 94 car parking spaces which will comprise of the basement car parking providing 48 spaces (including 5 disabled spaces), each dwelling house will have a built in garage providing 20 spaces and 26 surface level parking bays. The proposal would also provide parking spaces for up to 31 visitors.

- 8.83 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future. The proposal will provide 1 charging point for each private space which will be incorporated into the garages for the dwellings and for the 78 spaces elsewhere, the proposal will provide 8 charging points.
- 8.84 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Residential Amenity

- 8.85 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 8.86 The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms. The proposal would meet these requirements.
- 8.87 The Urban Design Officer has raised concerns regarding the front of plot parking spaces for plots B1-B8 and disturbance caused by car headlights and engine noise at night. It is reasonable to expect some vehicle movements within a residential estate and it is not considered that this would be to such a level to cause material harm to residential amenity.

Neighbouring Properties

- 8.88 The proposed development would be over 50 metres from the nearest properties outside the site which are to the south of the site along Station Road West. Given this separation distance, the proposed residential development would not give rise to any harmful residential amenity impacts such as loss of light, overlooking, visual enclosure, noise or disturbance.

Future Occupants

- 8.89 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document. The proposal will meet the prescribed national space standards in line with Policy H/12.

Garden Size(s)

- 8.90 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment.
- 8.91 All flats will have a private amenity space with the ground floor flats having both gardens and terraces, with upper floor flats having a private terrace with an area of 7m². All dwellings will have a private rear garden and terraces of 80m².
- 8.92 The Urban Design Officer comments that along the sides of the blocks of apartments at the boundary lies communal garden space however, there is not a footway leading to this space. Given the significant amount of communal and private amenity space provided for the apartment blocks, plus the central public space within the site, this is considered acceptable.
- 8.93 The proposal would meet or exceed the recommendations of the Council's District Design Guide and is therefore, considered acceptable.

Open Space and Recreation

- 8.94 Policy SC/7 requires all housing developments to contribute towards outdoor play space (including children's play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards.

- Outdoor sports – 1.6 ha per 1,000 people;
- Open Space – 1.2ha per 1,000 people;
- Formal children's play space – 0.4 ha per 1,000 people;
- Informal children's play space – 0.4 ha per 1,000 people; and
- Informal open space – 0.4 ha per 1,000 people.
- Allotments and community orchards – 0.4 ha per 1,000 people.

- 8.95 The proposal accords with policy SC/7 of the Local Plan.

Planning Obligations (S106)

- 8.96 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (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.
- 8.97 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.
- 8.98 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.
- 8.99 In consultation with the Council's Section 106 Officer a range of contributions are required as part of the proposed development.
- 8.100 For outdoor sports space an offsite contribution of £86,878.34 is required towards improvements to sports facilities in Whittlesford, including refurbishment of the pavilion and to improve facilities at Sawston Sports Centre.
- 8.101 For formal children play space an onsite LEAP and an offsite contribution of £24,000 towards older children's play equipment in Whittlesford.
- 8.102 For informal open space, an offsite contribution of £16,396.67 towards improvement of Millennium Wood.
- 8.103 For allotments and community orchards, an offsite contribution of £14,623 towards either an extension or internal improvements to existing allotments in the village.
- 8.104 For indoor community space an offsite contribution of £39,443.19 for either an extension or internal improvements to Whittlesford Memorial Hall.
- 8.105 For green infrastructure an offsite contribution of £36,120 to countryside public rights of way including footpaths 257/3 and 257/6.

- 8.106 For burial provision, an offsite contribution of £10,080 to improve and expand the Whittlesford cemetery.
- 8.107 For indoor sports an offsite contribution of £19,701 towards indoor sports courts at Sawston Sports Centre.
- 8.108 For Swimming, an offsite contribution of £21,968 towards indoor swimming pool improvements at Sawston Sports Centres.
- 8.109 A monitoring fee of £2,700 is required.
- 8.110 Contributions are also sought by Cambridgeshire County Council in respect of education who have commented formally on the application.
- 8.111 An early years education contribution of £51,105 towards new early years places in Whittlesford is required. A secondary education contribution of £113,639 towards the expansion of Sawston Village College is required plus a monitoring fee for these education contributions.
- 8.112 Contributions are sought by Cambridgeshire County Council in respect of £42,240 towards the Greater Cambridge Partnership Whittlesford Station Masterplan scheme.
- 8.113 A minimum commuted sum of £100,991 would be sought for affordable housing and also include a review mechanism to reassess whether further contributions towards affordable housing can be achieved post commencement of construction.
- 8.114 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

Other Matters

Air Quality:

- 8.115 An Air Quality Assessment has been submitted as part of the application.
- 8.116 The Council's Air Quality Officer has commented that they raise no objections to the proposals as there will be little impact in relation to air quality, bar some short term medium risk of dust nuisance arising from the construction. This has been addressed in the submitted Construction Environmental Management Plan.

Broadband:

- 8.117 Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively, the application. It is therefore considered reasonable and necessary to impose a broadband condition if the application was recommended for approval.

Crime:

- 8.118 The Designing Out Crime Officer commented on lighting, cycle storage, access control to the flats, lift and stair cores, bin storage, the underground car park access, overlooking to the playground from houses and side and rear access gates. The applicant should be aware of these comments. A condition shall be added to require details of the proposed lighting for the scheme.

Fire Hydrants:

- 8.119 Should consent be granted, a condition shall be added to any consent granted to require details of the number and location of fire hydrants on site.

Contamination:

- 8.120 A Remediation Strategy Contamination Review has been submitted as part of the application.
- 8.121 The Council's Contaminated Land Officer comments that they raise no objections subject to conditions being recommended in regard to submission of a Remediation Strategy, Remediation Method Statement and any unexpected contamination.
- 8.122 The proposal is considered to be in accordance with Policy SC/11 of the Local Plan 2018.

Lighting:

- 8.123 Policy SC/9 of the Local Plan sets out that development proposals which include new external lighting will only be permitted where it can be demonstrated that the proposed lighting scheme and levels are the minimum required for reasons of public safety, crime prevention / security, and living, working and recreational purposes, that light spillage and glare are minimised and there is no unacceptable adverse impact on the local amenity of neighbouring or nearby properties and road users.
- 8.124 The application has been subject to formal consultation with the Council's Environmental Health Team, who in their comments raise no objections and recommend conditions in regard to compliance with the Environmental Management Plan, details for noise insulation and mitigation and lighting.

8.125 The proposal would accord with Policy SC/9 of the Local Plan

Noise:

8.126 Policy SC/10 of the Local Plan sets out that planning permission will not be granted for development which would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise characteristics such as impulses whether irregular or tonal.

8.127 A Noise and Vibration Assessment and Construction Environmental Management Plan have been submitted as part of the application.

8.128 The Environmental Health Officer has raised no objections in regard to noise subject to a condition in regard to details for noise insulation.

Health Impact:

8.129 The Health Development Officer in their comments raise concern regarding the isolated location of the site and cohesion of residents and feeling of isolation. This comment is acknowledged, however the site lies adjacent to existing residential properties along Station Road West, the railway station and a contribution is to be sought in regard towards the Greater Cambridge Partnership Whittlesford Station Masterplan scheme and condition in regard to footway to the village from the development.

Planning Balance

8.130 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.131 The provision of 48 dwellings within a Group Village, would be in excess of the exception of up to 15 dwellings on a single brownfield site and as such is a departure from the development plan. This conflicts with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.

8.132 However, the 2015 Outline Consent (S/0746/15/OL) is a material consideration which granted up to 60 dwellings. The proposal would regenerate a vacant brownfield site with provision of 48 dwellings located within the Whittlesford Development Framework. Regeneration of such land carries substantial weight as set out in the NPPF. The proposal would remove the former scrap yard which was incompatible with nearby residential properties, particularly due to noise. The proposal would provide landscaping, drainage and ecological improvements with extensive planting and biodiversity features. There would be a 22% net gain in biodiversity which would be secured by condition. Financial

contributions towards the improvement of existing village facilities including outdoor sports, formal children's play space, informal open space, allotments and community orchards, indoor community space, green infrastructure, burial provision, indoor sports, swimming, education and the Greater Cambridge Partnership Whittlesford Station Masterplan would be secured by way of a Section 106 Agreement.

8.133 The use of planning conditions can secure appropriate detailing and technical information such that the proposal would accord with Local Plan policies in all other respects.

8.134 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations including the previous planning application for the site, the application is recommended for approval subject to conditions and completion of a legal (s106) agreement.

9.0 Recommendation

9.1 **Approve** subject to:

- The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.
- Completion of a legal agreement (s106) in accordance with the heads of terms set out under the Planning Obligations section of this report delegated to officers

10.0 Planning Conditions

1. 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).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

191214-MA-XX-XX-DR-C-0014 Rev P06 Proposed Access Design

19214-MA-XX-DR-C-7031-P01 Fire Appliance site Access

19214-MA-XX-DR-C-7010-P04 Refuse Vehicle

19214-MA-XX-DR-C-7011-P01 Refuse Vehicle Site Access

19214-MA-XX-DR-C-7030-P04 Fire Appliance

19214-MA-XX-XX-DR-C-0510-S2-P03 Surface and Foul Water Drainage Strategy

19214-MA-XX-XX-DR-C-4501-S2-P02 Indicative Sustainable Drainage Systems Details

A101 Rev F Building B Proposed Plans
 A102 Rev F Building B Proposed Elevations
 A103 Rev F Building B Proposed Sections
 A104 Rev F Building C Proposed Plans
 A105 Rev F Building C Proposed Elevations
 A106 Rev F Building C Proposed Sections
 A107-1 Rev B 3 BED HOUSE TYPE A-1
 A107-1 Rev B FLOOR PLANS, ELEVATIONS AND SECTION AA
 A107-2 Rev B 3 BED HOUSE TYPE A-2
 A107-2 Rev B FLOOR PLANS, ELEVATIONS AND SECTION AA
 A107-3 Rev B 3 BED HOUSE TYPE A-3
 A107-3 Rev B FLOOR PLANS, ELEVATIONS AND SECTION AA
 A107 4 Rev B FLOOR PLANS, ELEVATIONS AND SECTION AA
 A107 4 Rev B 3 Bed House Type A-4
 A108-1 Rev D 4BED HOUSE TYPE B (VERSION 1)
 A108-2 Rev D 4BED HOUSE TYPE B (VERSION 2)
 B100 Rev H Site Location Plan
 B101 Rev H Site Plan
 B102 Rev H Proposed Plans
 B103 Rev G Proposed Parking
 B104 Rev H Site Sections
 B105 Rev H Site Sections
 B106 Rev H Site Sections
 B107 Rev G Retaining Wall Sections
 CSA/4568/132 Rev B Landscape Master Plan
 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.

3. No development shall take place above ground level, except for demolition, 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.

The details shall include cedar cladding, entrance doors and garage doors, slate roof, brickwork, green / sedum roof, dark stained timber wall panelling and the glass balustrade. 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.

4. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

5. 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:

- a) 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;

- b) 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.

- c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

- d) 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.

6. 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.

7. No development, other than demolition shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

8. No development shall take place until details of earthworks, including ground raising related to earthworks balancing across the site have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including sections through the areas to show the proposed make-up of the mounding, the levels and contours to be formed and showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

9. All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (CSA Environmental, February 2023) and Construction Environmental Management Plan (Ensphere Group, February 2023) 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.

10. Prior to the commencement of development above slab level a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

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

11. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include: i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site; ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric; iii) Identification of the existing habitats and their condition on-site and within receptor site(s); iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric; v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate. The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

12. Details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.
Details of the green biodiverse roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:
 - a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
 - b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only),
 - c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,

d) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,

e) A management/maintenance plan approved in writing by the Local Planning Authority,

All works shall be carried out and maintained thereafter in accordance with the approved details

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

13. No development (or phase of) shall take place, unless otherwise agreed, until:

c) A Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination, based upon the Phase 2 Intrusive Site Investigation, has 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 adopted South Cambridgeshire Local Plan 2018.

14. The development (or each phase of the development where phased) shall not be occupied until the works specified in the approved Remediation Method Statement are complete and a Verification Report demonstrating compliance with the approved Remediation Method Statement 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.

15. If, during development, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the development hereby approved.

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.

16. Prior to first occupation, the Local Highway Authority would seek the provision of a minimum 1.8m wide footway link towards the village of Whittlesford from the development to the Junction of Duxford Road/Moorfield Road in a westerly direction and a minimum 1.8m wide footway towards Whittlesford Parkway rail station in an easterly direction, under a Section 278 Agreement with the Local Highway Authority.

Reason: To provide adequate facilities for pedestrians in the interests of highway safety.

17. Prior to any works commencing on site, the developer shall undertake a condition survey of the adopted public highway for a distance of at least 50 metres either side of the extent of the site (where it abuts the adopted public highway). The inspection of the adopted public highway shall be carried out in conjunction with an officer of the Local Highway Authority. The developer will be responsible for the repair, in a timely manner, of any damage to the adopted public highway that may be caused as a result of their operations.

Reason: For the safe and efficient operation of the highway.

18. No demolition or construction works (Including any temporary or enabling works) shall commence on site until a Traffic Management Plan (TMP) has been agreed with the Local Planning Authority in consultation with the Local Highway Authority. The Local Highway Authority requests that the TMP be a standalone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principle areas of concern that should be addressed are:

- i. Movements, control, and timings of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway).
- ii. Contractor parking, for both demolition and construction phases all such parking shall be within the curtilage of the site and not on the street. If the site has limited potential to provide on-site car parking the applicant must provide details of how any off-site parking will be controlled, e.g., a managed list of contractor/employee vehicles parking on-street and their drivers telephone contact details.
- iii. Movements, control, and timings 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, including repairs to highway damage caused by site vehicles. Please include wording that the adopted public highway within the vicinity of the site will also be swept within an agreed time frame as and when reasonably requested by any officer of

the Local Highway Authority and that any highway damage (including verges) will be repaired in a timely manner at no expense to the Local Highway Authority.

- v. The Traffic Management Plan must relate solely to how the operation of the site will affect the adopted public highway, other information for example noise levels is not a highway matter and should not be included within the plan.

The approved Traffic Management Plan shall be adhered to throughout any demolition and construction periods for the proposed development.

Reason: in the interests of highway safety.

- 19. The proposed vehicular access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Local Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway.

- 20. No development shall commence, apart from below ground works and demolition, until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a Private Management and Maintenance Company has been established. The applicant is advised that to discharge the above Condition the Local Planning Authority requires a copy of the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

Reason: to ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

- 21. Prior to occupation of any part of the development, details and a plan of facilities for the secure parking of cycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location, number, type and dimensions of cycle parking for the houses and apartments.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

22. The approved water efficiency specification (as set out in the Sustainability & Energy Statement) shall be fully installed and operational prior to the occupation of the development. Full Building Regulations Part G water calculations demonstrating dwellings can achieve a design standard of water use of no more than 110 litres/person/day shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire District Council Local Plan 2018 policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

23. The approved renewable/low carbon energy technologies (as set out in the Energy Statement, Feb 2023) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance program, details of which shall have previously been submitted to and approved in writing by the local planning authority. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented development and thereafter maintained in accordance with the approved details

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (South Cambridgeshire District Council Local Plan 2018, policy CC/3 and Greater Cambridge Sustainable Design and Construction SPD)

24. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme if required has been submitted to and approved in writing by the local planning authority.

The assessment shall include the following:

a) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors)

b) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

Where required, the mitigation scheme shall be carried out as approved and retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies SC/9 and NH/4 of the South Cambridgeshire Local Plan 2018.

25. No development above ground level shall commence until a noise insulation/mitigation scheme has been submitted to and approved in writing by the local planning authority. The noise insulation scheme shall have regard to the external and internal noise levels recommended in British standard 8223:2014 Guidance on sound insulation and noise reduction for buildings and shall include details of: a) the acoustic/noise insulation performance specification of the external building envelope of the residential units having regard to the building fabric, glazing and ventilation; b) mitigation to reduce the level of noise experienced externally and internally. Where submitted, the scheme shall be carried out as approved before the use is commenced or the development is occupied and shall be retained as such.

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

26. Development, including demolition, shall be carried out in accordance with the details contained within Station Road West, Whittlesford Construction Environmental Management Plan (Document Reference: 20-E074-027 Project Number: 20-E074 and dated February 2023) prepared by Ensphere Group Ltd). No deviation shall be permitted except where it has been submitted to and approved in writing by 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.

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

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

28. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed FLOOD RISK ASSESSMENT AND SUSTAINABLE DRAINAGE STRATEGY ADDENDUM, Markides Associates, Dated (15th May 2023) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently

be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

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

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

30. 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 and properties or occupied properties within the development itself; in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

31. Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently

re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

32. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

33. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

34. Prior to the first occupation of the/any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

Informatives:

Sustainable Drainage Systems (SuDS)

1. Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.
2. Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.
3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution Cont/d.. 2 prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.
4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.
5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).
6. SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual (CIRIA C753, 2015) and the Susdrain website.

For further information on our requirements with regard to SuDS see our Groundwater protection position statements (2017), in particular Position Statements G1 and G9 – G13 available at:
<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

We recommend that developers should:

- 1) Refer to our 'Groundwater Protection' website;
- 2) Refer to our Land Contamination: Risk Management website when dealing with land affected by contamination. This is based on CLR11 which is archived within CL:AIRE Water and Land Library (WALL), and also includes the Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health;
- 3) Refer to our Land Contamination Technical Guidance;

4) Refer to 'Position Statement on the Definition of Waste: Development Industry Code of Practice';

5) Refer to British Standards BS 5930:1999 A2:2010 Code of practice for site investigations and BS10175:2011 A1: 2013 Investigation of potentially contaminated sites – code of practice

6) Refer to our 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of 'Piling Into Contaminated Sites';

7) Refer to our 'Good Practice for Decommissioning Boreholes and Wells'.

8) Refer to our 'Dewatering building sites and other excavations: environmental permits' guidance when temporary dewatering is proposed

The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to surface waters or groundwater.

Infiltration

Infiltration rates should be worked out in accordance with BRE 365. If for an outline application it is not feasible to access the site to carry out soakage tests before planning approval is granted, a desktop study may be undertaken looking at the underlying geology of the area and assuming a worst-case infiltration rate for that site. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

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.

Environment Agency

Evidence in the emerging Integrated Water Management Study for the Greater Cambridge Local Plan indicates that groundwater abstraction is placing significant pressures on water bodies (including chalk streams) that are sensitive to abstraction, and there is a risk of causing deterioration in the ecology if groundwater abstraction increases with licenced headroom. The area hosts several chalk streams which are internationally recognised habitats, sensitive to

the availability of groundwater baseflow and vulnerable to low flows. This development has the potential to increase abstraction from groundwater sources. You should consider whether the water resource needs of the proposed development alone, and in-combination with other proposed development that the relevant water company is being asked to supply, can be supplied sustainably without adverse impact to WFD waterbodies and chalk streams. At the present time we are unable to advise with confidence that further development will not harm the water environment, until it can be shown sustainable water supplies can be provided. We are working the water companies and reviewing their draft Water Resources Management Plan to address this issue.

The Local Planning Authority must have regard to River Basin Management Plans and be satisfied that adequate water supply exists to serve development, in accordance with the policies of the Local Plan. Any surplus in water companies' current WRMP is subject to further consideration of whether it can be taken without causing environmental deterioration.

Should the development be permitted, we would expect you to ensure that the new buildings meet the highest levels of water efficiency standards, as per the policies in the adopted local plan.

Your authority should ensure that the local Water Recycling Centre has sufficient capacity to accept foul drainage from the proposed development to ensure protection of the water environment including WFD waterbodies.

Residential

The location of this development is in an area of serious water stress (as identified in our report Water stressed areas - final classification). Across East Anglia we are also concerned that the rivers and groundwater including chalk streams are vulnerable to deterioration under Water Framework Directive, from groundwater abstraction. As a minimum, the higher standard of a maximum of 110 litres per person per day should be applied to this development as set out in the Building Regulations &c. (Amendment) Regulations 2015. This standard is already a requirement of South Cambridgeshire District Council Local Plan Policy CC/4 (Water Efficiency) and can be checked by Local Planning Authorities Building Regulations teams for compliance. However, the applicant should consider if a higher standard of water efficiency could be achieved, looking at all options including rainwater harvesting and greywater systems.

Should the development be permitted, we would expect you to ensure that the new buildings meet the highest levels of water efficiency standards, as per the policies in the adopted local plan.

Research has shown that it could cost as little as £6-9 per home to reach the more ambitious level of 110l/p/d. In addition, building water efficiency measures in to the development will lead to a reduction in water bills.

Using the water efficiency calculator in Part G of the Building Regulations a developer can calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 requirement. The calculator can be found here:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

Public Highway

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

The applicant must be made aware that the proposed alteration of the Traffic Regulation Order in respect to the extension of the existing Double Yellow Lines as shown on submitted drawing number: 19214-MA-XX-XX-DR-C-0014 P06, is subject to a consultation process, the outcome of which cannot be prejudged and that the applicant will be required by the Local Highway Authority to bear the full costs of the process to amend the Traffic Regulation Order, irrespective of the outcome. It cannot be guaranteed that the proposed Double Yellow Lines will be implemented as shown within the submitted drawings & Transport Assessment and the Local Highway Authority does not want to risk being the final arbitrator of a Planning Application.

Green Roofs

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

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.

Air Source Heat Pumps

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be

served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. 5 In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

Demolition

Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

Environmental Health

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

Residential Road Traffic and Rail Noise Insulation

To satisfy the noise insulation scheme condition for the residential building envelope and traffic/railway noise, the applicant / developer must ensure that the residential units are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health

Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

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: 22/02571/FUL, 21/02477/FUL, 21/02476/REM, 21/03045/S106A, 20/03756/FUL, 20/03755/REM and S/0746/15/OL

Agenda Item 8



Planning Committee Date Report to	12 July 2023 South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04785/REM
Site	Parcel 2.1 Cambourne West, Cambourne
Ward / Parish	Cambourne
Proposal	Erection of 118 dwellings for residential uses along with all roads, sewers, landscaping, and all ancillary matters.
Applicant	Bovis Homes Cambourne West LLP
Presenting Officer	James Truett
Reason Reported to Committee	The Town Council have objected to the proposals; and Officers consider, having consulted with the Chair and Vice Chair, that the proposals should be reported to Committee due to the significance of the proposals, in the context of the wider development of West Cambourne.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1) Principle of Development2) Compliance with the Cambourne West Design Code (2019)3) Housing Provision4) Design, Layout, Scale and Landscaping5) Cycle and Car Parking Provision
Recommendation	<p>APPROVE reserved matters application 22/02785/RMA subject to conditions and informatives as set out in Section 11 of this report.</p> <p>PART APPROVE details reserved by condition pursuant to outline planning permission S/2903/14/OL, in relation to this development parcel only:</p> <p>5 – Reserved Matters 8 – Design code compliance</p>

- 15 - Landscape details
- 16 – Tree protection
- 17 – LAP details
- 20 – Ecology measures and mitigation
- 21 – Lighting
- 22 – Pedestrian cycle links
- 23 – Car parking
- 25 – Noise assessment
- 27 – Waste strategy
- 28 – Affordable housing mix
- 29 – Market Housing mix
- 30 – Sustainability strategy
- 31 – Cycle storage
- 32 – Drainage details

0.0 Contents

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1.0 Executive Summary

- 1.1 The application seeks Reserved Matters approval for the erection of 118no. dwellings for residential uses along with all roads, sewers, landscaping, and all ancillary matters, together with the part discharge of a number of outline planning conditions, as detailed in the recommendation. The site is currently known as parcel 2.1 of the Cambourne West development.
- 1.2 The scheme provides 2no. primary vehicular accesses, several pedestrian and cycle connections, and a large Central Local Area of Play (LAP). The development consists of detached, semi-detached, and apartment dwellings ranging from 2-3 storeys of which 83no. are market dwellings, and 35no. affordable dwellings (equating to 30% affordable provision).
- 1.3 The outline planning permission (S/2903/14/OL) was granted in December 2017 and was subsequently amended by non-material amendment

(S/1775/19/NM). This application is pursuant to the outline planning permission condition 5 requiring reserved matters details (appearance, landscape, layout and scale).

- 1.4 The development appropriately considers the approved Cambourne West outline planning permission including the Design Code, and approved parameter plans. Therefore, Officers recommend that the Planning Committee **Approve** the reserved matters application subject to conditions/informatives and **Part Approve** the discharge of outline planning conditions as set out in the recommendation.

2.0 Site Description and Context

- 2.1 The overall site of Cambourne West has an area of 147ha. The site extends north towards the A428 dual carriageway with the A1198 forming the western boundary. The southern boundary is defined by the Caxton Bypass, and the eastern boundary of mature trees, containing a right of way, thereby screening views of the adjacent Lower Cambourne.
- 2.2 Outline planning permission (S/2903/14/OL) was granted in December 2017 for up to 2350 residential dwellings including affordable housing, retail use classes, offices/light industry use class, community and leisure facilities use class, two primary schools and one secondary school, three vehicular access points, a network of segregated pedestrian and cycle routes sustainable drainage system and other infrastructure together with associated earth works parking open space including equipped play playing fields and landscaping.
- 2.3 The Cambourne West development has historically been in predominant arable agricultural use and therefore has minimal significant vegetation other than the remnants of hedgerows and mature trees. There is a shallow valley running through the centre of the wider site that follows the topography of the land as it slopes to the south. Additional trees have been planted along the northern boundary as part of the A428 improvements as well as on bunds along the southern boundary as part of the A1198 (Caxton Bypass) works.
- 2.4 The application site itself is 3.99 ha and is located north of the East Fields Greenway, south of the proposed allotments, and is bounded on the east by the existing mature trees and landscaping, and to the west is the East Field orchard and Local Equipped Area for Play (LEAP).
- 2.5 A mature tree belt, containing a right of way (279/1), separates the application site from existing residential properties at Lower Cambourne and forms the south-eastern boundary, thereby screening views of the adjacent Lower Cambourne. There are no trees on the site itself. The site is in Flood Zone 1 where there is a low risk of fluvial flooding.

3.0 The Proposal

- 3.1 The application proposes the erection of 118 dwellings along with all roads, infrastructure, landscaping, and all ancillary matters.
- 3.2 Two vehicular access are proposed, the first in the northwest of the plot, which will also serve the future allotment, and the second to the south which will bisect the greenway and provide access to parcel 1.5. The site also contains one central LAP which is 200sqm and combines the 2 LAPs required on the parcel.
- 3.3 The proposal consists of detached, semi-detached, and apartment dwellings ranging from 2-3 storeys, including 83 market dwellings, and 35 affordable dwellings (30% affordable). The affordable dwellings are located across the site.
- 3.4 The proposal includes tree lined streets with 3 north south pedestrian/cycle routes linking the southern greenway with the future allotments.
- 3.5 This application has been subject to extensive pre-application dialogue with officers. The application has been amended since submission to address consultation comments and relevant representations.

Discharge of conditions

- 3.6 In addition to this reserved matters application, the application seeks to discharge the below conditions applied to the outline planning permission S/2903/14/OL. The information to discharge the conditions is included within the submitted information, for determination in relation to Parcel 2.1 only.
- Condition 5 – Reserved Matters
 - Condition 8 – Design code compliance
 - Condition 15 - Landscape details
 - Condition 16 – Tree protection
 - Condition 17 – LAP details
 - Condition 20 – Ecology measures and mitigation
 - Condition 21 – Lighting
 - Condition 22 – Pedestrian cycle links
 - Condition 23 – Car parking
 - Condition 25 – Noise assessment
 - Condition 27 – Waste strategy
 - Condition 28 – Affordable housing mix
 - Condition 29 – Market Housing mix
 - Condition 30 – Sustainability strategy
 - Condition 31 – Cycle storage
 - Condition 32 – Drainage details

3.7 The information submitted for approval in relation to these conditions is discussed in the relevant parts of the assessment section of this report, and as set out in the recommendation, all of these conditions are recommended for part approval, in so far as they relate to Parcel 2.1.

4.0 Relevant Site History

Reference	Description	Outcome
S/2903/14/OL	Development of up to 2350 residential units including affordable housing retail use classes A1-A5 (up to 1.04 ha) offices/light industry use class B1 (up to 6.25ha) community and leisure facilities use class D1 and D2 (up to 0.92 ha) Two primary schools and one secondary school (up to 11 ha) use class D1 three vehicular access points including the extension and modification of Sheepfold Lane a four arm roundabout provided on A1198/Caxton Bypass and an access point off the A1198 south of the Caxton Gibbet to serve the proposed employment uses a network of segregated pedestrian and cycle routes sustainable drainage system and other infrastructure together with associated earth works parking open space including equipped play playing fields and landscaping.	Granted Permission – December 2017
S/1775/19/NM	Non material amendment of planning permission S/2903/14/OL to amend the parameter plans.	Granted Permission – June 2019
S/1430/19/RM	Reserved Matters for Strategic Engineering (Highways & Drainage) for phase 1 for appearance layout and scale following Outline planning permission S/2903/14/OL. The Outline application was EIA development and an	Granted Permission – November 2019

	Environmental Statement was submitted.	
S/4161/19/RM	Reserved Matters for Strategic Landscaping for phase 1 following outline planning permission S/2903/14/OL. The Outline application was EIA development and an Environmental Statement was submitted.	Granted Permission – May 2020
S/4537/19/RM	Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2903/14/OL for 200 dwellings including affordable dwellings for phase 1 parcel 1.1a and 1.1b. The Outline application was EIA development and an Environmental Statement was submitted	Granted Permission – June 2020
20/01536/REM	Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2903/14/OL for 190 dwellings, including affordable housing, associated hard and soft landscaping and all ancillary works.	Granted Permission – June 2020
20/01640/REM	Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2903/14/OL for 286 No. dwellings including affordable housing, associated hard and soft landscaping and all ancillary works.	Granted Permission – June 2020
20/02543/REM	Reserved matters application pursuant to outline planning permission S/2903/14/OL for appearance, landscaping, layout and scale following for 150 dwellings including affordable dwellings within Phase 1, Parcel 1.3a and 1.3d. The Outline application was EIA development and an	Granted Permission – May 2021

	Environmental Statement was submitted.	
21/03746/REM	Application for Reserved Matters for appearance, landscaping, layout and scale for the East Square following outline planning permission S/2903/14/OL. The Outline application was EIA development and an Environmental Statement was submitted.	Granted Permission – November 2021
S/4161/19/NMA2	Non-material amendment on planning permission S/4161/19/RM for adjustments associated with the proposed access road into parcel 2.1, removal of the estate rail along the greenway, and updated tree locations and numbers in parcels 2.1 and 1.5.	Not yet determined

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/4 – Cambridge Green Belt

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

NH/4 – Biodiversity

NH/6 – Green Infrastructure
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
SC/2 – Health Impact Assessment
SC/7 – Outdoor Play Space, Informal Open Space & 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

5.3 Supplementary Planning Documents

Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 Cambourne Town Council – Object

- 6.2 Objects on the grounds of excessive rear parking courts and poor design of parking spaces. There were also comments regarding the LAP location, alleyway between plots 1998 and 1996 with plots 2016 and 2017, and door design.

6.3 County Highways Development Management –No Objection

As amended:

- 6.4 The layout of the streets as shown is acceptable to the Highway Authority and the applicant has addressed all the issues raised by the Highway Authority in its comments to the Planning Authority. The acceptability of the layout design does not constitute approval for adoption of the site either wholly or in part by the Highway Authority. The acceptance demonstrates that the layout should not be unduly hazardous for movement through the space, by the wide spectrum of individuals likely to use such routes.

As submitted:

- 6.5 Amendments are required to achieve an adoptable standard. Recommends conditions relating to, pedestrian visibility splays, road construction, and vehicle visibility splays.

6.6 County Transport Team – No Objection

- 6.7 The scheme is acceptable in terms of design code compliance (movement), connectivity within the plot, cycle parking, and surrounding (though clarification requested on delivery). Insufficient detail has been presented to understand the timing of delivery of the key cycle routes around this plot, that the construction access route is separate from all cycle routes and of the electric vehicle charging.

6.8 Strategic Housing Team – No Objection

As amended:

- 6.9 The Strategic Housing Team support this application.

As submitted:

- 6.10 Amendments and clarification are required in relation to; Affordable housing mix, Self and Custom build plots, Accessible and Adaptable units, Affordable Housing tenure mix, Residential space standards, Loss of bed spaces.

6.11 Definitive Maps Officer – No Objection

- 6.12 Provides recommendations for the adjoining footpath, should it be used for cyclists in the future, to be upgraded to bridleway. Also recommends a condition for the scheme to provide details in relation to public rights of way, and informatives regarding existing rights of way.

6.13 Lead Local Flood Authority – No Objection

As amended:

- 6.14 As Lead Local Flood Authority (LLFA) we can remove our objection to the reserved matters application. Pollution control informative recommended.

As submitted:

- 6.15 Insufficient information has been submitted in relation to surface water drainage.

6.16 Environment Agency – No Objection

- 6.17 We have no objection to the submitted application.

6.18 Anglian Water – No Objection

- 6.19 The impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. The proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments

6.20 Urban Design and Conservation Team – No Objection

As amended:

- 6.21 Officers are generally supportive of the proposal in Urban Design terms. The scheme design has been improved and most of the issues raised have been adequately addressed. Some issues remain, however, we are content these can be dealt with via conditions. Conditions are recommended in relation to samples of materials, architectural details, and boundary treatments.

As submitted:

- 6.22 There are significant issues regarding layout, detail and elevational design. These are grouped as; Layout of parking courts; lack of soft landscaping and planting on primary streets and parking courts; quality of public realm on junctions, green link, and central square; apartment block design.

6.23 Communities Team – No Objection

- 6.24 No objections, provides guidance and request further information on community assets with the site and for the wider Cambourne West Development.

6.25 County Archaeology – No Objection

6.26 Archaeological mitigation has previously been secured against the outline planning application S/2903/14/OL. Fieldwork has recently been completed for this parcel and therefore we make no objections to this reserved matters application.

6.27 Sustainability Officer – No Objection

6.28 The general approach is supported further information is required in relation to; solar PV panels, building regulation compliance, and electric Vehicle charging points. Conditions are recommended regarding the solar PV panels and electric vehicle charging, informative recommended related to building regulations.

6.29 Landscape Officer – No Objection

As amended:

6.30 It is considered that the application is supported in landscape terms subject to conditions regarding hard and soft landscaping and play areas.

As submitted:

6.31 Issues with non-compliance with Design Code, and non-compliance with Policy DP/2, HQ/1, and NH/6. It is considered that the proposals represent overdevelopment of the parcel leading to poor quality links, green spaces, play opportunities and edges

6.32 Ecology Officer – No Objection

6.33 The ecological management Plan shows suitable numbers of bat and bird boxes to be installed throughout the parcel. With lighting to be mitigation where greater than 1 lux falls on ecologically sensitive habitat.

6.34 Tree Officer – No Objection

6.35 There are no arboricultural or hedgerow objection to the application.

6.36 Environmental Health – No Objection

6.37 Climate, Waste and Environment – No Further comments at this stage.

6.38 Contaminated land – No specific comments to make, condition 40 on the outline consent (S/2903/14/OL) covers unexpected contamination.

6.39 Police Architectural Liaison Officer – No Objection

6.40 This area is considered to be low to medium risk to the vulnerability to crime. Recommendation are made to reduce the vulnerability to crime for the following areas: Lighting, garden access, parking surveillance, car port lighting, sheds/cycle stores, apartment cycle stores, apartment access control, LAP surveillance, and Landscaping.

6.41 Fire Authority – No Objection

6.42 The Fire Authority requests that adequate provision of fire hydrants be made via a suitable planning condition or S106 obligation.

7.0 Third Party Representations

7.1 No third party representations have been made.

8.0 Member Representations

8.1 No Member representations have been received.

8.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9.0 Assessment

9.1 Principle of Development

9.2 This application seeks reserved matters approval for 118 dwellings for residential uses along with all roads, sewers, landscaping, and all ancillary matters following outline planning permission. The site is currently known as Parcel 2.1 of the Cambourne West Development, and is the first reserved matters site in phase 2.

9.3 The key issues to consider in the determination of this application are whether the proposals accord with the outline planning consent, whether the design of the dwellings (scale and appearance) and associated spaces (layout and landscaping) are in accordance with the approved Design Code, whether the proposals create acceptable street scenes and whether the amenities of the future occupants of the proposed dwellings would be respected.

9.4 The principle of the development has been established through the outline planning permission (S/2903/14/OL). This application is pursuant to the outline planning permission condition 5 requiring reserved matters details (appearance, landscape, layout and scale).

- 9.5 The proposed development is generally considered to comply with the outline planning permission (S/2903/14/OL), including the approved parameter plans. The proposals also generally comply with the approved Design Code for Cambourne West (2019), as discussed below.
- 9.6 The outline permission (S/2903/14/OL) was granted in December 2017 and was subsequently amended by non-material amendment (S/1775/19/NM). Since the outline permission was granted the Council has adopted the South Cambridgeshire Local Plan 2018 and the National Planning Policy Framework has been updated. The new Development Plan and alterations to the National Planning Policy, as a material planning consideration do not alter the principles of the development proposals, as established by the outline planning permission.
- 9.7 An Environmental Impact Assessment was required as part of the Outline application, and an Environmental Statement was submitted as part of the Outline application. The Environmental Statement concluded that the proposed development would result in a number of changes to the local environment, but a range of mitigation measures will be put in place to minimise potential significant adverse effects and enhance beneficial effects. This Reserved Matters submission will not result in different impacts to those identified through the Outline application process. There is no change to the Regulations which would call for further work to the Environmental Statement.
- 9.8 Compliance with the Cambourne West Design Code (2019)**
- 9.9 The application area is located within the Phase 2 construction area and sits within Swansley Park neighbourhood and encompasses Vistry parcel 2.1. The compliance with the Design Code is discussed further in the sections below, though this section will outline compliance with key principles.
- 9.10 The design code sets the characteristics which should be established throughout parcel 2.1. Key characteristics are an informal village character, materials used to reflect those in Lower Cambourne, woodland edge, interface with greenways, and building should generally face outwards.
- 9.11 The submitted drawings show that this parcel has an informal character with a high number of native trees as specified in the Design Code. The street scenes submitted illustrate how the scheme responds to the Design Code by providing taller three-storey dwellings on the western boundary, with marker buildings to the north and south. Although the design code does not specify three-storey buildings along this frontage, it is considered

to more appropriately fit the character of a secondary frontage and is therefore supported.

- 9.12 The parcel is required to provide natural surveillance over the surrounding green spaces and allotments, this is achieved through the outward facing buildings. The parcel also appropriately provides key vistas through the locations of the roads and footpaths, whilst also achieving good natural surveillance of footpaths and play spaces, and a large singular LAP combining the space of the 2 proposed LAPs to enable a larger usable space.
- 9.13 The principles, scale and height of the proposed built form are considered to generally accord with the design requirements of the Design code. It is considered that the submitted information adequately demonstrates that the proposals are in general compliance with the Design Code in accordance with the requirements of outline planning condition 8, subject to conditions to secure certain details as discussed below.

9.14 Housing Provision

Density

- 9.15 The Design Code requires that this parcel has a density of circa 35-40 dwellings per hectare. The site measures approximately 3.99 hectares in area. The provision of 118 dwellings on the site would equate to a density of approximately 33 dwellings per hectare. This is below the area set by the Design Code, however, some of this parcel includes a connecting path to the East, leading to Lower Cambourne, the Western access road, and Northern pathway adjacent to the allotments. Overall, the density is supported as it enables sufficient space to achieve the other requirements set by the design code, makes effective use of land, and would not be considered overdevelopment of the parcel.

Market Housing Mix

- 9.16 Condition 29 of the outline consent requires the submission of any reserved matters application relating to a development parcel to be accompanied by a schedule of the mix of market dwellings proposed and how the proposed mix relates to the overall mix of market dwellings within all development parcels.
- 9.17 The condition requires the housing mix to also have regard to local market demand and be comprised of the following:
- a) 30% 1 or 2 bedroom homes;
 - b) 30% 3 bedroom homes;
 - c) 30% 4 or more bedroom homes;

- d) With a 10% flexibility allowance above or below the 30% for each of the above categories.
- 9.18 The mix proposed for the parcel itself is as follows:
- a) 7.2 % 1 or 2 bedroom homes;
 - b) 48.2 % 3 bedroom homes;
 - c) 44.6 % 4 or more bedroom homes;
- 9.19 The site wide mix for the Reserved Matters which have approval so far is as follow:
- a) 34.9% 1 or 2 bedroom homes;
 - b) 28.4 % 3 bedroom homes;
 - c) 36.7 % 4 or more bedroom homes;
- 9.20 The rationale for larger units within this parcel is consistent with the site wide density plan as set out in the Design Code. The wider site densities that have been proposed by the applicant accord with the requirements of Condition 29. This mix will be monitored on an ongoing basis as housing reserved matters parcels are submitted.
- 9.21 In light of the above, it is considered that the proposed housing mix accords with the requirements of Condition 29 of the outline consent.

Affordable Housing

- 9.22 Policy H/9 requires that developments provide a wide choice, type and mix of housing to meet the needs of different groups in the community. Policy H/10 requires that an agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission and in small groups or clusters distributed through the site.
- 9.23 The outline planning approval requires that 30% of the overall site is to be affordable housing. This development parcel provides 29.7% affordable housing (35 dwellings) and is therefore in accordance with the outline planning approval. The site wide percentage of affordable housing for the Reserved Matters which have approval so far is 30%.
- 9.24 The Councils Housing Team have confirmed that the affordable housing mix is policy compliant and has been agreed with the Housing Team. The affordable units meet or exceed the Nationally Described Space Standards. The affordable housing mix is as follows:
- a) 74 % 1 or 2 bedroom homes;
 - b) 23 % 3 bedroom homes;

c) 3 % 4 or more bedroom homes;

- 9.25 The Council's Housing Team had requested 5% of the 118 units provided (6 units) should be built to M4(2) standards for accessible and adaptable dwellings in accordance with Local Plan Policy H/9. However, the outline application was agreed prior to the current Local Plan, and the outline planning permission does not include a condition or other mechanism to require the developer to provide any dwellings to be built to this standard. On this basis it is not considered possible to require the developer to provide any dwellings to be built to M4(2).
- 9.26 Social/Affordable Rent and Shared Ownership - Due to viability issues the Outline application was approved with a 50/50% split. The affordable housing mix offered is policy compliant with regard to the Outline application and subsequent approval.
- 9.27 Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and accords with Policy H/10 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023.

9.28 Design, Layout, Scale and Landscaping

- 9.29 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 9.30 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 9.31 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

Access and Layout

- 9.32 The site will be access from the tertiary roads to the West, north of East Field Orchard and Green, and to the south joining to Parcel 1.5 through the East field Greenway. The parcel is located along the tertiary road network as part of the wider scheme. It is surrounded by green infrastructure with good pedestrian links. Roads within the parcel are

predominantly tertiary with some private drives which responds appropriately to the Design Code.

- 9.33 The proposal also provides additional footpaths/access points that connect the strategic pedestrian/cycle networks approved as part of the reserved matters for strategic engineering and strategic landscape (S/4161/19/RM), in accordance with the requirements of the Design Code. This also connects to the southern greenspace (East Fields Greenway), to the future Allotments, and Green space to the west (East Field Orchard and Green). This scheme proposed connections to the wider cycle and pedestrian network which will connect to the existing lower Cambourne and approved schemes on Cambourne West.
- 9.34 The location and amount of connections to these green links were agreed at pre-application stage. A non-material amendment to the adjacent greenway approved under application S/4161/19/RM has been submitted (S/4161/19/NMA2), to include the paths to join those approved under this reserved matters application, to ensure the development of this parcel is coordinated with the detailed design of the greenway. A condition is recommended which requires that prior to the occupation of any dwellings, all cycle and pedestrian links to the adjacent greenways, shall be fully implemented (Condition 12), to ensure these links are available to residents from the outset.

Design, Appearance, and Scale

- 9.35 This rectangular parcel and the Design Code characterises the external facing elements of this parcel as having a secondary frontage to the West, and open space frontages on the remaining three sides. Though notably the northern boundary is also characterised by the future allotments, and the Eastern frontage by the Woodland Edge. The scheme has been designed in this way and provides the plots on these boundaries to front the surrounding green network which is supported. The large LAP is located in the centre of the development to allow access to all residents.
- 9.36 The scheme provides a variety on the western secondary frontage, and more broken frontages along the other boundaries facing the open space, providing natural surveillance. This is in line with the characters indicated in the Design Code. This scheme also provides a frontage which conforms with the approved southern parcel 1.5 to provide a coherent space.
- 9.37 The Design Code details the Swansley neighbourhood which this parcel is part of as requiring a selection of buff and gault clay bricks with contrasting slate and plain tiles in greys and reds. High quality materials have been particularly concentrated around the edges of the site abutting key frontages, and on key marker buildings. This has been offset with a more restrained palette within the tertiary streets within the parcel itself and providing a varied selection of materials. **Condition 2** is recommended to secure further details of the materials and architectural details.

- 9.38 The Design Code requires building heights on this parcel to be 2 - 2.5 storey. The proposed scheme comprises mainly 2-2.5 storey buildings, with some 3 storey dwellings on the Western boundary. This comes following pre-application discussions where, to create a stronger frontage overlooking the East Orchard public open space, it was considered a more suitable design solution which defines and frames the open space.
- 9.39 Boundary treatments have been subject to discussion throughout the process and to address some initial concerns from the Urban Design officer, additional brick walls instead of wooden fences are now provided in areas visible from public areas, including, but not limited to, entrances to parking courts. **Condition 7** is recommended regarding boundary treatments where there isn't a consistent strategy for the use of front hedges to the building plots, treatment of boundaries to rear gardens where these are visible from the public realm.
- 9.40 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document. The applicant has confirmed that the houses all meet the prescribed standards.
- 9.41 Each property would benefit from a private garden area or communal amenity space which would meet or exceed the recommendations of the Council's District Design Guide.

Local Areas of Play

- 9.42 The design code specifies that there should be two 100 sqm LAPs provided within this development. It was agreed at pre-app stage that one larger 200+sqm would be provided, in part due to the large quantum of surrounding landscaping, but also to provide a larger more usable play space. Play along the way has also been provided along the northern boundary supporting the play scheme for this parcel. Details of the LAP and its delivery have been secured by **condition 6** as recommended by the council's Landscape Architect.
- 9.43 In light of the above, and subject to conditions, the proposed LAP scheme is supported and meets the requirements of Condition 17 of the Outline Permission.

Landscape

- 9.44 Policy HQ/1 and NH/6 require developments to include high quality landscaping and public spaces that integrate the development with its surroundings. The approved Design Code defines key design principles regarding landscaping for developments withing Cambourne West.
- 9.45 The scheme has been discussed throughout the application process. The scheme has been amended in light of conversations to include additional tree planting on streets, additional planting to break up parking spaces and additional planting detail provided in order to meet the requirements of the outline condition (Condition 15). Further, the parking courts have been amended to include additional landscaping to break up and soften these spaces. The hard surfacing has been similarly developed to provide high quality block paving, helping to improve the sense of place.
- 9.46 The scheme is supported by the councils Landscape Architect, subject to **Conditions 5** for Hard and Soft landscaping details.
- 9.47 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with The Design Code and South Cambridgeshire Local Plan (2018) policies HQ/1 NH/2 and NH/6 and the NPPF.
- 9.48 Trees**
- 9.49 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 9.50 There are no trees within the application site that merit retention or protection. The proposal allows for extensive tree planting within the housing parcel. The Council's Tree Officer has raised no objection.
- 9.51 Throughout the pre-application process and following consultation comments the scheme has provided additional tree planting on streets and within parking courts to break up parking spaces.
- 9.52 The proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan, and the requirements of the Design Code.
- 9.53 Carbon Reduction and Sustainable Design**
- 9.54 The application is supported by a Sustainability Statement. The Council's Sustainability Officer was consulted on the application and confirmed that

- the general approach to meeting the requirements set out in the site wide sustainability strategy, as required by condition 30 of the outline application are supported.
- 9.55 The Sustainability Officer also noted the submitted material details water efficiency measures to achieve potable water use of no more than 110 litres/person/day, this accords with Local Plan Policy CC/4 'Water Efficiency'.
- 9.56 The applicants have confirmed that 1 x 7 kW charge point will be provided per unit, either on plot or on a post for those units with parking in courtyards. **Condition 4** is recommended securing further details of the location and specification of the charge points.
- 9.57 The scheme follows the energy hierarchy, with fabric improvements proposed followed by the implementation of renewable energy in the form of photovoltaic (pv) panels, with these delivering a 10% reduction in emissions. It has been confirmed that the scheme will be design to meet the requirements of Part L 2021. **Condition 12** is recommended requesting a roof layout plan of the PV panels. This approach is supported by the Sustainability Officer.
- 9.58 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4, the Greater Cambridge Sustainable Design and Construction SPD 2020, and the Design Code.
- 9.59 Biodiversity**
- 9.60 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.61 The application is supported by an Ecological Enhancement Plan. The application provides an acceptable number of bird and bat boxes, and hedgehog holes are provided throughout the site. The lighting scheme shows that lighting will be mitigate where greater than 1lux falls on ecologically sensitive habitats. **Condition 11** has been recommended to secure the provision shown in the Ecological Enhancement Plan.
- 9.62 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal.

9.63 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021, 06/2005 Circular advice, and the Design Code.

9.64 Water Management and Flood Risk

9.65 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

9.66 The site is in Flood Zone 1 and is therefore considered at low risk of fluvial flooding.

9.67 Condition 36 of the outline planning permission requires a Foul Water Strategy to be submitted for each development, with details to be submitted for approval prior to commencement of development. In indicative foul drainage strategy has been included, and full details will be approved as part of a separate submission prior to commencement.

9.68 The surface water strategy for Parcel 2.1 utilises the principles set in the Design Code for Cambourne west. Surface water run-off will gravitate from the site, to the existing and agreed attenuation areas and Sustainable Drainage System (SuDS) provided near the parcel (covered in the infrastructure design). This drainage strategy proposed will use Swale 17 to the West of the parcel, and then feed into pond 11 near West Cambourne Swansley Hill Meadow. Permeable paving is also provided within the parking areas and acting as source control. All private drainage will be designed in accordance with the latest Building Regulations standards. It is proposed that the sewers will be offered for adoption by Anglian Water under a Section 104 Agreement and designed in accordance with the latest standards (Sewers for Adoption 6th Edition) once the parcel is fully developed.

9.69 The Flood Risk Assessment outline planning permission set out a threshold of a maximum 55% impermeable surfacing within development parcels. This parcel achieves a 53.6% impermeable surface area, which ensures there is sufficient capacity within the designed network to received flows from all parcels in the wider Cambourne West development. The LLFA have reviewed this information and following amendments and additional information have no objection.

9.70 Anglian Water has advised that they have considered the impacts on the public foul sewage network are acceptable to Anglian Water.

9.71 The applicants have suitably addressed the issues of water management and flood risk, the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9, NPPF advice, and the Design Code.

9.72 Highway Safety and Transport Impacts

9.73 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.

9.74 The internal road network of the proposed scheme is designed to be a low speed and relatively low trafficked environment. There is a logical flow and hierarchy through the development with shared surface mews and lanes as you navigate away from the main street.

9.75 In line with the Design code, allocated parking is provided within curtilages where possible with the remaining allocated adjacent to the dwellings and with natural surveillance.

9.76 The scheme proposes shared cycle and pedestrian paths throughout the site and a central raised table which will slow traffic and enable informal crossing for a central north south connection.

9.77 The Local Highway Authority have raised no objection subject to **conditions 13, 14, 15** which relate to visibility spays and drainage onto the highway. The Transport Assessment Team were also consulted and raised no objection subject to connectivity to surrounding areas, Construction access route, and Electric Vehicle charging. **Conditions 4 and 16** are proposed which relate to adjoining footpaths, and Electric vehicle charging. Additionally, construction details are considered in conditions 39 and 40 of the outline planning permission.

9.78 Considering the above, the proposed scheme is acceptable in terms of Highway safety and Transport Impacts.

9.79 Cycle and Car Parking Provision

9.80 Policies HQ/1 and TI/3 set 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 Local Plan. Cycle parking should be provided to at least the minimum standards. The approved Design Code similarly provides solutions to manage plot access and parking.

Cycle Parking

9.81 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable

enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

- 9.82 The submitted information shows that secure lockable cycle storage will be provided in the form of sheds in rear gardens where there is no garage space. **Conditions 9 and 10** are included to provide further details of the secure cycle storage and visitor cycle parking.

Car Parking

- 9.83 Local Plan Policy TI/3 requires a design-led approach to parking, with 2 spaces recommended per dwelling – 1 space to be allocated within the curtilage. Similarly, the Design Code recommends typically 2 parking spaces per dwelling.
- 9.84 The parking layout has been subject to pre-app discussions. The parking layout has been amended to be broken up with trees and landscaping to reduce the potential for large expansive areas of hardstanding. All single driveways are 3.5m wide and double driveways are 7m side. This is to enable sufficient space for parked cars, bins, and cycles manoeuvring.
- 9.85 The parking provision is broadly compliant with the design code and the Local Plan by providing on average 2.25 spaces per dwelling. The scheme does only provide 1 space per 1 bedroom dwelling, and 3 spaces for 4+ bedroom dwellings. Given the location of the plot, the walkable and cyclable services, and the future public transport links which will serve Cambourne West, this car parking provision is considered to be appropriate.
- 9.86 The Town Council in their comments make reference to excessive rear parking courts and poor designs of parking spaces. The proposal has undergone extensive amendments and the parking court designs are supported by officers subject to a **condition 7** to detail the boundary treatments.
- 9.87 Subject to conditions as described above, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Design Code.

9.88 Environmental Health and Amenity

- 9.89 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

- 9.90 A site-wide Construction Environmental Management Plan (CEMP) has been approved under condition 33 of the outline planning permission. Outline condition 41 requires submission of a Construction Method Statement (CMS) prior to commencement of each development parcel. prior to commencement of development. Details have also been approved under Condition 35 of the outline planning permission of a mitigation scheme to address the impacts on air quality arising from the wider development.
- 9.91 As part of condition 25, the outline permission requires a statement explaining why a noise assessment and noise attenuation/insulation scheme is not required in respect of the residential units within that Development Parcel to protect occupants from noise emanating from the A428 and A1198 to be submitted as part of any reserved matters parcel.
- 9.92 An Acoustic Technical Note has been submitted as part of this application. This note considers the proposed parcel 2.1 in relation to the parcel 1.1a and 1.1b by supplying the Environmental Noise Survey and Noise Impact Assessment submitted for parcels 1.1a and 1.1b. This Technical note details the distance of the site from the A428 and A1198 and the location of the noise bund. The Noise Bund is submitted as part of a separate reserved matters application (22/04877/REM). Due to distance of the site from the A428 and A1198 and the proposed noise bund, it is considered a new noise assessment and noise attenuation/insulation scheme is not required as part of this parcel, and the details submitted for the previous parcels 1.1a and 1.1b are acceptable in this instance as this site is further from these noise sources. This is considered to address the requirements of outline condition 25.
- 9.93 The Council's Environmental Health Team have assessed the application and have no comments to make at this stage as the conditions on the outline application address noise, air quality, lighting, construction and contaminated land and which will require details to be approved separately prior to commencement of development, and as such no additional conditions are required at this stage.
- 9.94 The scheme is shielded from existing dwellings at Lower Cambourne by a mature hedgerow which provides a buffer of around 45metres. This scheme does not raise concerns of overshadowing or overlooking of existing dwellings. There is similarly a distance of around 30metres, of greenspace and trees, between this scheme and the recently approved southern parcel 1.5. The proposals provide amenity spaces for future residence through private gardens or communal gardens which would meet or exceed the recommendations of the Council's District Design Guide. The relationships between the proposed residential dwellings are considered to be appropriate with adequate separation distances and sympathetic built relationships. The District Design Guide (2010) recommends back-to-back distances of 25m for 2-storey dwellings, and 30m for 3-storey dwellings. Minimum back-to-back distances are proposed

to be approximately 20m. Whilst below the guidance, this is similar to distances seen on previous reserved matter phases, and considering the detailed design and layout of the site is considered acceptable in terms of residential amenity. The proposal adequately respects the amenity of its neighbours and of future occupants.

9.95 Refuse and Recycling

- 9.96 Policy HQ/1 requires developments to provide facilities for waste management, recycling and collection in a manner that is appropriately integrated within the overall development.
- 9.97 In line with Condition 27 of the outline permission, a refuse plan/strategy and refuse vehicle tracking plan have been submitted and are considered to be acceptable.
- 9.98 The provision of refuse, recycling and compost storage is integrated within each plot, to not detract from the overall appearance of the development or the street scene. Refuse storage facilities for individual homes are located either within rear gardens or integrated within private garages. The waste strategy has been subject to pre-application and post submission discussions and the scheme has been revised following informal comments. The bin drag distances, and refuse vehicle tracking, for both residents and the waste collection team are considered acceptable. **Condition 17** has been included to secure the provision of refuse storage.

9.99 Other Matters

Broadband

- 9.100 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. Condition 50 of the outline application required a scheme detailing the provision of open access ducting for fibre optic cable to serve a range of telecommunication services. As details of telecoms provision have not been submitted as part of this application, this will need to be provided at a later date.

Fire hydrants

- 9.101 The comments received from Cambridgeshire Fire and Rescue are acknowledged, however, this is already covered by condition 44 on the Outline planning permission. Therefore, no condition has been added to this reserved matters.

Town Council comments

- 9.102 The Town Council in their comments also make reference to the doors looking identical, and access from the business park to West Cambourne. The door details are secured via **Condition 2** (materials) so are subject to

change. The business park access is outside the redline boundary for these proposals and is not a consideration for this scheme.

9.103 Conditional matters pursuant to outline permission:

9.104 As part of the Reserved Matters submission, it is necessary to consider whether the submission details conditioned by the outline planning permission have been appropriately detailed in the Reserved Matters submission. This Reserved Matters application is accompanied by information to discharge the following conditions in specific reference to this parcel only:

- **Condition 5 - Reserved Matters – layout, landscape, appearance:** The proposal encompasses the above reserved matters details .
- **Condition 8 – Design Code compliance:** The proposal complies with the Design Code with outstanding details to be secured by planning conditions.
- **Condition 15 – Landscape details:** Landscape details have been submitted and a condition has been added to this Reserved Matters.
- **Condition 16 - Tree protection:** There are no trees within the application site that merit retention or protection. The proposal allows for extensive tree planting within the housing parcel.
- **Condition 17- LAP details:** The LAP details submitted are considered to adequately address the requirements of Condition 17. A details condition has been added to this Reserved Matters.
- **Condition 20 – Ecology measures and mitigation:** Ecological measures including bat and bird boxes and fencing details for hedgehog permeability have been provided are considered acceptable. A compliance condition has been added to this Reserved Matters.
- **Condition 21 – Lighting:** The lighting details submitted are considered to be acceptable. A lighting in unadopted areas condition has been added to this Reserved Matters.
- **Condition 22 – Pedestrian cycle links:** The details submitted in respect of pedestrian linkages as shown on the layout plan are appropriate.
- **Condition 23 – Car parking:** The details submitted in respect of car parking accord with the requirements of policy.
- **Condition 25 – Noise assessment:** Details submitted accord with the Noise Assessment submitted with the outline planning.
- **Condition 27 – Waste strategy:** The submitted refuse plan/strategy and refuse vehicle tracking plan have been considered to be acceptable. A compliance condition has been added to this Reserved Matters.
- **Condition 28 – Affordable Housing Mix:** Details in respect of this parcel have been considered acceptable in the context of the wider development.
- **Condition 29 – Market Housing mix:** Details in respect of market housing mix for this parcel are considered acceptable in the context of the wider development.
- **Condition 30 – Sustainability Strategy:** Details have been submitted demonstrating compliance with the site-wide sustainability strategy
- **Condition 31 – Cycle storage:** Details have been submitted and a condition has been added to this Reserved Matters.
- **Condition 32 –surface water proposals:** Drainage details submitted are considered to be acceptable.

- 9.105 All conditions on the outline planning permission (ref: S/2903/14/OL) that require compliance at the reserved matters stage have been adequately addressed.
- 9.106 On the basis of the above considerations, it is considered that the proposal accords with the relevant policies contained within the approved Cambourne West Design Code, South Cambridge Local Plan 2018, other Development Plan Documents, as well as the NPPF 2019.

9.107 Planning Balance and Conclusion

- 9.108 The proposals are considered to largely comply with the outline parameter plans, and the approved Cambourne West Design code. Although there are some deviations from the approved Design code this have been agreed with officers and are considered to contribute positively to the scheme. The inclusion of 3 storey dwellings within the parcel helps to better establish the secondary frontage overlooking the greenspace to the west of the parcel.
- 9.109 Throughout the pre-application and application stages there have been amendments which have resolved issues raised by consultees. This scheme provides much needed market and affordable housing in the area, and has resulted in a high-quality scheme which appropriately considers local and national policies.
- 9.110 After considering the submission, material considerations, and comments that have been made on the submission, the proposals are considered acceptable and in accordance with the relevant policies of the Local Plan; the Waterbeach New Town SPD, the approved Design Code, the National Design Guide, and the aims and objectives of the NPPF.

10.0 Recommendation

- 10.1 **i) Approve** reserved matters application reference 22/04785/REM subject to the planning conditions as set out in section 11 below with authority delegated to officers to undertake appropriate minor amendments to the conditions and/or informatives (and include others considered appropriate and necessary) prior to issue of the permission.
- ii) Approve the part discharge** of the following outline planning conditions (planning application reference S/2903/14/OL) in so far as they relate to this reserved matters application site according to the recommendations for each condition set out in the table below:

Condition	Recommendation
5 – Reserved matters	Approve
8 – Design Code compliance	Approve

15 – Landscape details	Approve
16 – Tree protection	Approve
17 – Local Area of Play	Approve
20 – Ecology measures	Approve
21 - Lighting	Approve
22 – Pedestrian cycle links	Approve
23 – Car parking	Approve
25 – Noise assessment	Approve
27 – Waste strategy	Approve
28 – Affordable housing mix	Approve
29 – Market housing mix	Approve
30 – Sustainability strategy	Approve
31 – Cycle storage	Approve
32 – Surface water drainage	Approve

11.0 Planning Conditions

Conditions

Approved Plans

- 1- The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

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.

Materials

- 2- Prior to the commencement of above ground level development, full details including samples of the materials to be used in the construction of the external surfaces of buildings, which includes external features such as entrance doors, windows, opening surrounds, external metal work, balconies, balustrades, rain water goods, copings, bike and bin stores shall be submitted to and approved in writing by the local planning authority. Details of feature brickwork indicating how the brickwork relates to openings and edges shall be provided for approval. Sample panels of the brickwork to be used shall be erected on site and shall be at least 1.5m x 1.5m to

establish the detailing of bonding, coursing, mortar colour and type of jointing and any brick patterning, articulation and insets. Detailing shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ1 of the South Cambridgeshire Local Plan 2018.

Rights of Way Scheme

- 3- Prior to commencement of development, a public rights of way scheme shall be submitted to and approved by the Local Planning Authority which will include provision for:
- i. the design of access to and across public rights of way routes and their surfacing, widths, gradients, landscaping and structures
 - ii. any proposals for upgrades of public rights of way

Reason: In the interests of the amenity and safety of the public.

Electric Vehicle Charging Points

- 4- Prior to the installation of any electrical services, an electric vehicle charge point plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall make provision for 1 active charge point for each dwelling, either on plot or in the communal car park areas. The active charge points should have a minimum power rating output of 7kW. Information on the specification of the charge points shall also be provided. The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, policy TI/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2021.

Hard and Soft Landscaping

- 5- 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:

a) 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;

b) 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.

c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

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

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.

Play Areas

- 6- No development above ground level, other than demolition, shall commence until details of all play areas, including Lap1, Lap2 and any Play along the Way features as indicated on drawings 19079/1004 Rev E (Planning Layout), and 752D-01- Rev C (Parcel 2.1 Masterplan) have been submitted to and approved in writing by the Local Planning Authority. These details shall include equipment specification, surfacing materials, street furniture, signage and any other hard and soft landscape elements.

The approved play equipment shall be installed and made available prior to occupation of any adjacent dwellings.

Reason: To ensure the development is satisfactorily assimilated into the area and provides acceptable play spaces in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Boundary Treatments

- 7- No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Lighting in unadopted areas

- 8- No development above base course level shall commence until details of the height, type, position, and angle of glare of any final site lighting in any unadopted areas has been submitted to and agreed in writing by the Local Planning Authority. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan. Such lighting shall be kept to a minimum for the purposes of security and site safety.

Reason: In the interests of amenity and to reduce disruption to commuting/ foraging bats and to limit light pollution having regard to Policy NH/4 of the South Cambridgeshire Local Plan 2018 and paragraph 170 of the National Planning Policy Framework, 2019.

Cycle Storage

- 9- Notwithstanding the approved plans, the development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

Visitor cycle parking

- 10-No dwelling shall be occupied until a scheme for the provision of cycle stands for visitors has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

Reason: To ensure the provision of appropriate cycle parking facilities for visitors in accordance with Policies HQ/1, TI/3 and TI/4 of the South Cambridgeshire Local Plan (2018).

Ecology Enhancement Plan

11-Prior to occupation of each dwelling, the bat and bird boxes, hedgehog connections, and single species and multi species native hedgerows which are shown within the approved Ecology Enhancement Plan (M-MCAMW-NHC-SD-XX-D2-A-PL-000 Rev B) shall be installed and thereafter retained for that specific use.

Reason: To ensure accordance with the Biodiversity SPD (2022) and section 3.20 of the Cambourne West Design Code, as well as Policy NH/4 of the South Cambridgeshire Local Plan.

Photovoltaic Panels

12-Prior to the occupation of any dwelling hereby approved, a site wide roof plan shall be submitted to and approved in writing by the local planning authority detailing the location of the photovoltaic panels that form part of the approved energy strategy for the site as contained within the Energy Statement, Proposed Development of Parcel 1.5, Cambourne West, 23/09/2022 Revision 2). The proposed photovoltaic panels shall be fully implemented and thereafter maintained in accordance with the approved details prior to occupation of any dwelling.

Reason: To ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the adopted South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Pedestrian Visibility splays

13-Two pedestrian visibility splays of 2m x 2m shall be provided each side of each vehicular accesses that serve individual parking spaces. The splays must be measured from and along the proposed back edge of the footway or back of the maintenance strip. The splays shall be within land under the control of the applicant. The splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the public access routes for the lifetime of the development.

Reason: In the interests of highway safety

Vehicle Visibility Splays

14-Two inter vehicle visibility splays be provided from the all the proposed accesses that serve more than one car parking space. These splays shall at a minimum be 2.4m x 25m. The splays are to be included within the public access routes. The area encompassed within the inter vehicle visibility splay shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high in perpetuity or until such time as the land so enclosed become adopted public highway.

Reason: in the interests of highway safety

Driveway Levels

15-The proposed driveways be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give sufficient comfort that in future years water will not drain onto or across the public access routes and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway

Adjoining footpaths

16-Prior to the occupation of any dwellings, all cycle and pedestrian links to the adjacent greenway, shall be fully implemented unless an alternative scheme for the delivery of these cycle and pedestrian links is approved in writing by the Local planning Authority. If an alternative scheme for delivery is approved in writing, then all cycle and pedestrian links to the adjacent greenways shall be fully implemented in accordance with the alternative scheme.

Reason: To ensure adequate connectivity between the site and the wider town of Cambourne West in accordance with the Design Code and Policy TI/2 of the South Cambridgeshire Local Plan 2018.

Refuse Storage

17-No dwelling shall be occupied until the space for the storage and collection of wheeled bins and any bin collection point for that dwelling has been provided and made available for use.

Reason: To ensure the provision of appropriate facilities in the interests of visual and residential amenity and usability, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

The Road(s), Footway(s) and Cycleway(s)

18-Prior to the occupation of any dwelling, the road(s), footways(s) and cycleway(s) to serve that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining highway in accordance with details submitted to and approved in writing with the Local Planning Authority.

Reason: To ensure that the highways are built to an appropriate standard and completed before individual dwellings within the land parcel are occupied, in accordance with Policy TI/2 of the South Cambridge Local Plan 2018.

Informatives

Outline Conditions

1- The applicant's attention is drawn to the conditions attached to the outline planning consent S/2903/14/OL that require the submission and approval of details before development can commence. All pre-commencement conditions associated with the outline planning consent must be adequately addressed and discharged prior to commencement of any development on the site.

The conditions attached to the outline planning consent which are hereby part approved in so far as they relate to this reserved matters approval are:

- Condition 5 – Reserved Matters
- Condition 8 – Design Code Compliance
- Condition 15 – Landscape Details
- Condition 16 – Tree Protection
- Condition 17 – Local Areas of Play
- Condition 20 – Biodiversity measures
- Condition 21 – Lighting
- Condition 22 – Walking and Cycling Provision
- Condition 23 – Parking
- Condition 25 – Noise
- Condition 27 – Waste
- Condition 28 – Affordable housing
- Condition 29 – Market housing mix
- Condition 30 – Sustainable Design and Construction
- Condition 31 – Cycle Storage
- Condition 32 – Detailed Surface Water Proposals

The conditions attached to the outline planning consent that require the submission and approval of details are as follows:

- Condition 24 – Highways Adoption Strategy
- Condition 36 – Foul Drainage
- Condition 39 – Detailed Construction waste management and minimisation plan
- Condition 40 – Construction Method Statement
- Condition 44 – Fire Hydrants
- Condition 50 - Broadband

High Reach Fire Access

- 2- If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required.

Rights of Way

- 3- Public Footpath No. 1, Cambourne must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

No alteration to the footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).

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

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

The applicant will be required to meet the costs of any new or amended signage that may be required as a result of any legal changes to the Public Rights of Way network

Pollution Control

- 4- 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.

Building Regulations

- 5- In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Part L 2021 edition. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.

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Agenda Item 9

REPORT TO:

Planning Committee July 2023

LEAD OFFICER:

Joint Director of Planning and Economic Development

Compliance Report

Executive Summary

1. On 30 June 2023 there were 455 open cases in South Cambridgeshire and Cambridge City. There are currently 202 identifiable open cases in South Cambridgeshire. There have been issues with the statistical data in previous reports whereby cases have been under reported. New reporting is being looked in to which will provide meaningful statistics going forwards.
2. Since 1 January 2023 the compliance team have received 449 compliance referrals.
3. Details of all compliance investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
4. Statistical data is contained in Appendices 1 and 2 attached to this report.
5. Data relates to the end of June statistical information

Updates to Service Delivery

The Planning Compliance Team is part of the Development Management service of the Greater Cambridge Shared Planning Service.

Toby Williams
Development Manager (East Team) and Planning Compliance

Chris Braybrooke
Principal Planning Compliance Manager

Alistair Funge
Senior Planning Compliance Officer

Nick Smith
Senior Planning Compliance Officer

Tony Wallis
Senior Planning Compliance Officer

Vacancy
Senior Planning Compliance Officer

Vacancy (due to be in post 17th July).
Planning Compliance Officer

The service has interviewed for the post of Planning Compliance Officer or Senior Planning Compliance Officer and an offer has been made to a candidate following those interviews. The applicant will be starting on 17 July.

Neil Langley, Senior Planning Compliance Officer has left the Council and that post is currently being recruited to.

Updates on significant cases

Should Members wish for specific updates on cases they have involvement in, or have been made aware of then please feel free to contact the Principal Planning Compliance Manager who will be able to update you or advise you of the case officer and request that the officer contacts you.

Background Papers

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

Appendices

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

Report Author:

Chris Braybrooke – Principal Planning Compliance Manager Date: 04/07/2023

Appendix 1

Enforcement Cases Received and Closed.

Month	South Cambridgeshire						
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other	LPA Total
June 2023	25	3	0	1	1	3	8
May 2023	26	11	0	6	1	8	26
April 2023	22	4	0	2	0	4	10

Quarterly Totals for Past 2 Years

Quarter	South Cambridgeshire						
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other	LPA Total
Qtr, 1 2023	76	18	0	9	2	15	44
Qtr 1 2022	85	26	0	19	1	21	67
Qtr 2 2022	42	33	0	12	3	18	66
Qtr 3 2022	59	22	0	9	7	6	44
Qtr 4 2022	94	41	0	7	3	36	87
Qtr 3 2021	91	46	47	14	13	32	152
Qtr 4 2021	113	59	20	15	9	29	132

Appendix 2

Public Enforcement Notices served

June 2023

Reference	Ward	Parish	Address	Notice Issued
EN/00341/23	Cottenham	Cottenham CP	Tilia Site Rampton Road Cottenham Cambridgeshire	Breach of Condition Notice

May 2023

Reference	Ward	Parish	Address	Notice Issued
EN/00060/22	Over & Willingham	Willingham CP	Cherry Trees Iram Drove Willingham Cambridge Cambridgeshire CB24 5HZ	Breach of Condition Notice
EN/00362/21	Over & Willingham	Willingham CP	Cherry Trees Priest Lane Willingham CB24 5HZ	Material Change of use Enforcement Notice

April 2023

Reference	Ward	Parish	Address	Notice Issued
*** No Notices Issued ***				

March 2023

Reference	Ward	Parish	Address	Notice Issued
EN/00326/22	Foxton	Great And Little Chishill CP	Bridgefoot Farm Kennels Barley Road Flint Cross Great And Little Chishill Royston Cambridgeshire SG8 7PU	Change of Use and Operational Development Notice. Temporary Stop Notice Stop Notice.

February 2023

Reference	Ward	Parish	Address	Notice Issued
*** No Notices Issued ***				

Agenda Item 10



**South
Cambridgeshire**
District Council

Report to: Planning Committee

12 July 2023

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 29 June 2023. 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

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Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
21/05101/HFUL & 21/05102/LBC	3 Ravensdale Landbeach	Erection of glazed porch	Allowed	2/6/2023	Refused (Delegated decision)
21/00953/FUL	Former Hotel Felix Whitehouse Lane Cambridge	Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping and other associated works	Allowed	2/6/2023	Refused (Committee Decision)
EN/00208/22	10 Shirley Close Milton	Without planning permission, the creation of a new dwelling	Allowed, notice quashed	14/6/2023	Enforcement Notice
22/01027/FUL	Land To The Rear Of The Rose And Crown 2 Glebe Way Impington	Erection of a single dwelling	Allowed	19/6/2023	Refused (Delegated decision)

Appendix 1

21/03980/FUL	38 Station Road (West) Whittlesford	Demolition of garage and rear extension of existing dwelling, new single storey rear extension, new loft dormer windows to front and replacement windows and doors along with the erection of a new detached dwelling and vehicular access at 38 Station Road	Allowed	23/6/2023	Refused (Delegated decision)
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Appeals Received

Reference	Address	Details	Date Appeal lodged
21/03058/FUL	339 St Neots Road Hardwick	Erection of 2no 3bed dwellings (further variation to S/2665/17/FL, S/0884/19/VC and S/3206/19/VC)	7/6/2023
23/01065/FUL	Land Adjacent To 74 Station Road Willingham	Development of 2 detached passive 4 bedroom dwellings on land on the west side of Station Road, Willingham	14/6/2023
EN/00060/22	Cherry Trees Iram Drove Willingham	The alleged occupation of dwelling in breach of planning condition 1 of planning permission C/0012/67 for the erection of dwelling and garage which reads: The occupation of the dwelling shall be limited to persons employed locally in agriculture as defined in Section 221 of the Town and Country Planning Act 1962, or in forestry, and the dependents of such persons	15/6/2023
22/04002/LBC	40 Church Street Thriplow	Addition of solar panels to the south facing roof of the existing car port at the front of the property	15/6/2023
EN/00362/21	Cherry Trees Priest Lane Willingham	Malanois Dog rescue kennels operating from site without planning permission.	16/6/2023

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Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- Local Inquiries

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
		NIL		

- Informal Hearings

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
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
22/04153/OUT	M Scott Properties Ltd And Mrs C Parker	Land South Of The Causeway Bassingbourn	Planning Decision	26/9/2023
22/01733/FUL	Mr and Ms Ricky and Lucy Crotty and Girling	146 Cambridge Road Wimpole	Planning decision	18/7/2023

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Appeals Awaiting Decision from Inspectorate

Reference	Address	Description	Reason for appeal
EN/00216/21	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
ENF/0214/18	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
22/00455/CLUED	Blackberry Barn 4 Over Mereway Willingham	Certificate of lawfulness under S191 for the continued use of land as domestic garden.	Against Refusal of Permission (Delegated Decision)
21/00298/FUL	Green Fox Farm Fowlmere Road Melbourn	Farmland diversification, ecological enhancements and erection of 1no. residential dwelling with an associated change of use in land from agricultural to residential.	Non-determined within 8 weeks

Appendix 4

EN/00063/22	The Land And Property Situated And Comprising Willow Grange Farm Ely Road Chittering	Without planning permission: a) The undertaking of works to facilitate a weddings and events venue business at Willow Grange Farm including the erection of a marquee, bell tents, shepherd huts, toilet facilities and safari tents together with hard standings, decking and pathways; b) A Material Change of Use of the land from Agriculture to a weddings and events venue.	Appeal against enforcement notice
EN/01566/20	Whines Lane Farm Track Over	Without planning permission, the change of use of the land from agricultural to a mixed use of open-air storage and residential use. To include the siting of a caravan used for residential purposes, the storage of motor vehicles and associated paraphernalia, storage of building materials and the construction of a wooden structure.	Appeal against enforcement notice
21/04971/PRIOR	Mill Lane Histon	Installation of a 16.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works	Against Refusal of Permission (Delegated Decision)
EN/00394/21A	Land adjoining 16 Chalky Road Great Abington	Without planning permission, the erection of a building (edged in black on attached plan for identification purposes only).	Appeal against enforcement notice
20/01564/FUL	Land To The South East Of Burton End West Wickham	Mixed use of agricultural and solar farm	Against Refusal of Permission (Committee Decision)

Appendix 4

21/05641/OUT	Land To The South Of 86 Chrishall Road Fowlmere	Outline planning application for 15no self-build dwellings, with details pursuant to access and layout, and all other matters including appearance, scale and landscaping reserved for subsequent approval.	Against Refusal of Permission (Delegated Decision)
EN/00184/22	Land At Acre Orwell Road Barrington	Alleged change of use of the land from agricultural to living in a caravan without permission	Appeal against enforcement notice
21/03039/FUL	Bancroft Farm Church Lane Little Abington	Demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office	Against Refusal of Permission (Committee Decision)
22/02870/OUT	Land To The South Of 86 Chrishall Road Fowlmere	Outline planning application for 15 No. self-build dwellings, with details pursuant to access and layout, and all other matters including appearance, scale and landscaping reserved for subsequent approval	Against Refusal of Permission (Delegated Decision)
22/01331/FUL	Land To The South-west Of Grain Stores Valley Farm Road West Wratting	Change of use of an existing compound area into a self storage facility and the positioning of 90 shipping containers	Against Refusal of Permission (Delegated Decision)
22/03406/OUT	Land North Of Field Side Thriplow Road Fowlmere	Outline application for the development of up to 9 self and custom build dwellings, with all matters reserved except access, along with all ancillary works	Against Refusal of Permission (Delegated Decision)

Appendix 4

EN/00492/21	Moat Farmhouse Moat Farm Park Lane Castle Camps	Without planning permission, an engineering operation comprising the excavation and formation of two lakes and the creation of earth bunds associated with the excavation of a lakes	Appeal against enforcement notice
22/01574/CL2PD	Land To The South Of Chear Fen Boat Club Twentyence Road Cottenham	Certificate of lawfulness under S192 for the stationing of 2 mobile homes for residential purposes	Against Refusal of Permission (Delegated Decision)
22/01703/FUL	Land To The South Of Chear Fen Boat Club Twentyence Road Cottenham	Change of use of land through intensification to the stationing of caravans for residential purposes, nine dayrooms and the formation of hardstanding ancillary to that use	Against Refusal of Permission (Delegated Decision)
22/02771/OUT	Land North Of Cambridge North Station Milton Avenue Cambridge	A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works. b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi	Non-determined within 8 weeks

Appendix 4

		storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.	
22/01507/HFUL	215 Wimpole Road Barton	Demolition of conservatory and shed. Erection of two storey side extension, single storey rear extension, first floor rear extension, freestanding private gym and interconnecting undercover areas	Non-determined within 8 weeks
22/01126/HFUL	Byeways Station Road Harston	part single, part two storey rear extensions including erection of a front boundary wall and gated entrance (part retrospective) - variation to planning permission 21/02100/HFUL	Against Refusal of Permission (Delegated Decision)
EN/00004/23	Byeways Station Road Harston	Unauthorised operational development following refusal of retrospective planning application ref 22/01126/HFUL	Appeal against enforcement notice
21/01066/FUL	Land East Of Unit 2 Caxton Gibbet Services Site Ermine Street Cambourne	Erection of 4 industrial units (Use Classes B2 (general industrial) and/or E(g) (office)) with associated access and parking	Against Refusal of Permission (Delegated Decision)
21/01618/FUL	Land At Moor Drove Histon	Change of use of land to create 4 No. pitches comprising the siting of 4 mobile homes, 4 touring caravans, and installation of 4 cesspits	Against Refusal of Permission (Delegated Decision)
21/03616/FUL	Land Rear Of 90 High Street Melbourn	Construction of a new dwelling & associated alterations to the existing site entrance	Against Refusal of Permission (Committee Decision)

Appendix 4

22/01733/FUL	146 Cambridge Road Wimpole	Retrospective change of use of land from former builder's yard to a residential caravan site for one gypsy family including stationing of 2 caravans, hardstanding and existing amenity building	Against Refusal of Permission (Delegated Decision)
20/04263/FUL	Plot A1 Moor Drove Histon	Change of use from disused land to single site for one static caravan, day room and parking	Against Refusal of Permission (Delegated Decision)
22/01131/S73	Avalon Eco Farm Meadow Road Willingham	S73 removal of condition 8 (Passing place) of prior approval application 21/01820/PRI03Q (Prior approval for change of use of agricultural building to 2 No. dwellinghouses (Class C3))	Non-determined within 8 weeks

Appeals Pending Statement

Reference	Address	Details	Date Statement due
EN/00326/22	Bridgefoot Farm Kennels Barley Road Flint Cross Great And Little Chishill	Extension of agricultural buildings, laying of hardstanding, widening of access, siting and occupation of mobile home on site and change of use to a warehouse and distribution centre.	6/7/2023
22/00605/HFUL & 22/00606/LBC	Manor Farm Barn South Street Comberton	New entry structure, rooflights and roof-mounted photovoltaic arrays.	14/7/2023
21/02476/REM	39A And Lion Works Station Road (west) Whittlesford	Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/0746/15/OL to provide 67 residential units following demolition of 39a Station Road West and the formation of a new access road. (Re-submission of 20/03755/REM)	17/7/2023
22/03193/FUL	College Farm House Common Road Weston Colville	Change of use of agricultural land to residential and the retrospective replacement of an existing shed and construction of a cartlodge	18/7/2023

Appendix 5

21/01173/FUL	Land To The East Of 2 Moor Drove Histon	Retrospective change of use of land to use as a residential caravan site for 12 caravans including erection of 6no. amenity buildings and laying of hardstanding	18/7/2023
21/01172/FUL	Land To The East Of 5 Moor Drove Histon	Retrospective change of use of land to use as a residential caravan site for 6 caravans including no more than 1 static caravan/mobile home, together with erection of 3no. amenity buildings and laying of hardstanding	18/7/2023
22/04719/FUL	17 South Road Impington	New 3 bed dwelling to the side of 17 South Road (Resubmission of 22/02485/FUL)	19/7/2023
22/05229/FUL	25 Home End Fulbourn	Demolition of existing single storey bungalow, garage and various outbuildings and the erection of 2 no semi-detached houses and 1 no. bungalow	26/7/2023
22/04153/OUT	Land South Of The Causeway Bassingbourn	Outline Application for the erection of nine self-build dwellings, associated infrastructure and landscaping, with all matters reserved except for means of access and road alignment.	27/7/2023

Appendix 5

22/03876/FUL	Barn Adjacent To 19 Main Street Stow Cum Quy	Conversion of a Timber-Framed Barn into dwelling (Re-submission of 22/02090/FUL)	1/8/2023
22/04845/FUL	3, 5, 7 And 9 Milton Road Impington	Demolition of 4 No. existing buildings and the construction of 5 No. new dwellings and associated landscaping. (Resubmission of 22/02281/FUL)	1/8/2023

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