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Thursday 28 March 2024

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, Dr Lisa Redrup,
Peter Sandford, Heather Williams, Dr. Richard Williams and Eileen Wilson

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Helene Leeming,
William Jackson-Wood, Corinne Garvie 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, 10 April 2024 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.**

Yours faithfully
Liz Watts
Chief Executive

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 13 March 2024 as a correct record. Minutes document to follow.

5. Update on Biodiversity Net Gain

5 - 10

6. 23/03080/OUT - Former Waste Water Treatment Facility, Cambridge Road, Hauxton

11 - 112

Outline application for demolition of existing structures and redevelopment for employment (office and laboratory) floorspace E(g)(i)(ii) alongside a new amenity building (including F2(b)(c)), country park and associated infrastructure with all other matters reserved for future determination apart from access, layout, scale

7. 23/03654/FUL - Cambridge South, West Way, Sawston

113 - 160

Erection of 3 employment/research and development units with flexible Eg(ii), Eg(iii) and B8 uses with ancillary offices for total of 8,018sqm (86,306sqft GIA) together with service areas, car parking and landscaping

8. 23/02966/OUT - Land Off Leaden Hill, Orwell

161 - 198

Outline application for the construction of 9 No. self build plots with access and associated infrastructure with some matters reserved except for access

9. 24/00652/HFUL - 3 Acorn Lane, Cambourne

199 - 204

Single storey side infill extension with front and rear rooflights and entrance canopies, front rooflights and rear dormer roof extension.

10. Compliance Report

Report to follow.

11. Appeals against Planning Decisions and Enforcement Action

205 - 212

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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[Link to the Public Speaking Scheme](#)

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[Declarations of Interest – Link to Declarations of Interest - Information for Councillors](#)

Councillors are reminded that Democratic Services must be advised of substitutions in advance of meetings. It is not possible to accept a substitute once the meeting has started.

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Agenda Item 5

Upd



PLANNING COMMITTEE – Update on Biodiversity Net Gain

Planning Committee Date: 10th April 2024

Report to: South Cambridgeshire District Council Planning Committee

Report by: John Cornell, Natural Environment Team Leader

Email: john.cornell@greatercambridgeplanning.org

Ward/parishes affected: All

1. Executive summary

- 1.1 With the passing of the Environment Act in November 2021, and a two-year transition period now over, with few exceptions, all Major planning applications are (as of 12/02/2024) required to provide a mandatory 10% uplift in Biodiversity Net Gain (BNG) over baseline. Minor applications (above the de-minimus thresholds) will also require this as of the 02/04/2024.
- 1.2 This report provides an update on the activity that has been undertaken over the last two years and in preparation for mandatory BNG and also provides Members with some guidance on what to expect from BNG to help inform future consideration of planning applications.
- 1.3 To support the regulatory change, Greater Cambridge Shared Planning Service (GCSPS) has been busy preparing for the new statutory obligation and has advanced our work in this area through a number of initiatives including training and briefing on BNG for planners and parish councils/community groups and agents and with reports to Members and Committees, hiring of an additional ecology officer and the procurement of additional software and systems all in support of BNG, as well as numerous other service improvements. The Service has also negotiated and agreed new Section 106 Agreements with offsite providers for the establishment of offsite habitat banks locally that will act as important resources for those developments which cannot attain full onsite BNG,, and offers a bespoke pre-application advice service to help applicants and agents with BNG.

2. Recommendation

- 2.1 Planning Committee is asked to note this update report and guidance provided on Biodiversity Net Gain to help inform the consideration of future planning applications.

3. Background and considerations.

- 3.1 The statutory framework for BNG involves the discharge of the biodiversity gain condition following the grant of planning permission to ensure the objective of at least 10% net gain will be met for a development. The determination of the Biodiversity Gain Plan under this condition is the mechanism to confirm whether the development meets the biodiversity gain objective. Development may not be begun until the Biodiversity Gain Plan is approved.
- 3.2 As 10% BNG is now a mandatory requirement on all eligible applications, it is a valid reason for refusal if insufficient information has been submitted. It is also a reason for invalidation if no information has been submitted.
- 3.3 Decision makers should consider whether the biodiversity gain condition is capable of being successfully discharged. Matters for consideration may include the following:
- The appropriate balance expected between onsite gains, off-site gains and the use of statutory biodiversity credits for the development, taking account of the Biodiversity Gain Hierarchy;
 - Whether the type and location of any significant onsite habitat enhancements proposed for onsite gains are appropriate, taking into account other policies to support biodiversity (including local nature recovery strategies) and other wider objectives (for example policies for design, open space and recreation, and retention of trees)
 - Any planning conditions which need to be imposed to secure any significant onsite habitat enhancements, including any conditions requiring the maintenance of the enhancement for at least 30 years after the completion of the development.
- 3.4 Greater Cambridge Shared Planning Service (GCSPS) has been applying the BNG principle to eligible applications since the adoption of the Biodiversity SPD in 2022, and as such there are more than 200 developments that have been asked to provide BNG through condition discharge and Section 106 agreements (S106) with BNG deliverable on or offsite. Wherever possible the emphasis is for BNG to be provided

onsite. The principal of onsite provision first and wherever possible is set out in the technical guidance note members of both South Cambridge District Council and Cambridge city Council agreed in 2022 [GCSP Interim Offsite BNG Protocol \(greatercambridgeplanning.org\)](https://www.greatercambridgeplanning.org/gcsp-interim-offsite-bng-protocol).

- 3.5 What we have found is that typically, the smaller the development, the higher the likelihood that BNG may not be viable onsite, and so credits may be sought offsite. As such, a nascent market for offsite biodiversity credits has appeared locally as providers setup advance habitat creation sites where biodiversity units are created and sold as mitigation for development.
- 3.6 Members should note that Local Planning Authorities (LPA) are prohibited from influencing the market in BNG credits (through specific reference within the Environment Act 2021). As such, market forces shape the cost of units in any given area of England.
- 3.7 LPAs can setup S106 agreements with landowners who wish to provide BNG credits to secure long term provision and monitoring arrangements but cannot dictate where developers purchase their offsite credits. To date, GCSPS has agreed a S106 agreement with County Farms at Lower Valley Farm, have sealed two agreements with The Wildlife Trust for Flack Field and Fleam Dyke, and are in advanced negotiations with two other landowners at Yen Farm (West Wrattling) and a site at Coploe Hill (Ickleton). In addition, we are in early talks with Cambridge Past Present and Future (Coton) and The University of Cambridge (own estate). Cambridge Council Council is also considering what it can do with its estate and wildlife site and has under taken the baseline studies which is an important necessary first step.
- 3.8 Challenges have arisen concerning the availability and cost of BNG credits below one unit, however, as multiple suppliers come online within the district, the market should change to facilitate this need. In addition, following legal advice, GCSPS is now including obligations to sell <1 BNG units within all new S106 agreements.
- 3.9 Prior to the determination of the planning application, decision makers will also want to discuss with the applicant whether any section 106 planning obligations are required to secure either significant onsite habitat enhancements or offsite gains for the development.
- 3.10 For some planning applications (for instance, applications for outline planning permission where landscaping and layout are reserved matters), the implications for existing onsite habitats and the contribution to onsite gains may be uncertain at the time of the determination of the application. In these cases, decision makers may want to consider what subsequent approvals will be necessary to ensure significant onsite habitat enhancements are appropriately secured.

- 3.11 Onsite habitat enhancements to support the biodiversity gain objective may have positive implications for other policy objectives which may need to be taken into account as part of the determination of the planning application. For example, such as delivering wider benefits to landscaping, amenity, and climate change adaptation.
- 3.12 It would be inappropriate for decision makers to continue to give weight to aspects of existing local policies related to biodiversity gains which are inconsistent with the statutory framework for biodiversity net gain. The statutory provisions are an important material consideration that in many cases will take precedence over local planning policy. The statutory framework represents the appropriate national approach towards, and benchmark for, biodiversity gains.
- 3.13 Decision makers should be aware that enclosed private gardens (whether before or after development) can only be assessed as a *vegetated garden* regardless of its proximity to other habitats, or the contents within the boundary. Individual elements (specifically single trees) should be assessed and included within baseline calculations over and above the area of vegetated garden; however, new trees cannot be included in post intervention assessments if within a private garden boundary.
- 3.14 Considering the above, small developments (single dwelling plots for example) will struggle to find enough BNG credits within their redline boundary to meet the mandatory 10% requirement, and thus will need to seek offsite BNG credits from a registered local provider.
- 3.15 Larger applications however should seek to find as much BNG within their boundary as possible. Paradoxically though, as much of this will be created as public open space, likelihood that its condition as quality natural habitat after 30 years might be quite low.
- 3.16 For example, grasslands are unlikely to be of moderate or higher condition after 30 years, due to (but not exclusively) footfall, dog fouling, litter, and excessive management.
- 3.17 Offsite provision will allow District Councils to direct where and what habitats are to be created. Through mechanisms such as LNRS, strategically important landscapes can be improved/expanded, and specific "umbrella species" catered for. Where the Councils have indicated significant landscapes and habitats, the Metric will increase the value of such habitats, encouraging landowners and developers to harmonise with local policies and initiatives (Doubling Nature or the Cambridge Biodiversity Strategy for example).
- 3.18 We are at the beginning of this new process and new regulatory framework for planning, as are all the other English LPAs and so getting all of the pieces in place will require some transition, learning and guidance.
- 3.19 As things change and become clearer, officers will continue to provide updates and training to Members, but more detail about BNG and how LPAs should work with it can be found at the UK Government's website setting out the guidance [here](#)

4. Implications

Financial Implications

- 4.1 BNG has required more ecology specialists in-house in order to meet the needs of the new obligation, which to date has been funded in part by transitional funding offered by Defra, and also cost recovery from our Pre-application and Planning Performance Agreement services. GCSPS has also been piloting a chargeable service offer to other LPA where no such resource exists, but where the need to provide accurate assessments of BNG as a result of developments. In addition GCSPS has also been successful in securing funding from DLUCH Proptech innovation Fund to provide and develop software to monitor BNG in Greater Cambridge.

Staffing Implications

- 4.2 Staffing to support the full and fair servicing of this new statutory obligation is under review and we are in the process of hiring an additional Senior Ecologist in order to meet the new burdens that BNG is bringing.

Equality and Poverty Implications

- 4.3 None anticipated

Environmental Implications

- 4.4 None anticipated.

Procurement Implications

- 4.5 Underway and funded by central government for initial two years

Community Safety Implications

- 4.6 None anticipated.

5. Consultation and Communication Considerations

- 5.1 No formal consultation is required, but reasonably communications (as news items) to residents about how the Councils' are progressing BNG is advised.

6. Background Papers

- 6.1 None.

7. Report Author

Report by: John Cornell, Natural Environment Team Leader
Email: john.cornell@greatercambridgeplanning.org

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Agenda Item 6



Planning Committee Date	10 th April 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03080/OUT
Site	Former Waste Water Treatment Facility, Cambridge Road, Hauxton
Ward / Parish	Hauxton
Proposal	Outline application for demolition of existing structures and redevelopment for employment (office and laboratory) floorspace E(g)(i)(ii) alongside a new amenity building (including F2(b)(c)), country park and associated infrastructure with all other matters reserved for future determination apart from access, layout, scale
Applicant	Bridgemere Land Ltd
Presenting Officer	Katie Christodoulides
Reason Reported to Committee	Departure Application
Member Site Visit Date	3rd April 2024
Key Issues	<ol style="list-style-type: none">1.Principle of Development in the Green Belt2. Green Belt Openness and Purposes3. Character and Appearance of Area4. Landscape5. Connectivity6. Trees

7. Heritage Assets
8. Archaeology
9. Carbon Reduction and Sustainable Design
10. Biodiversity
11. Water Management and Flood Risk
12. Water Resources
13. Highway Safety and Transport Impacts
14. Section 106 Contributions

Recommendation

APPROVAL subject to conditions and completion of a legal agreement (S106)

1.0 Executive Summary

- 1.1 The application seeks outline planning consent for the demolition of existing structures and redevelopment for employment (office and laboratory) floorspace

- E(g)(i)(ii) alongside a new amenity building (including F2(b)(c)), country park and associated infrastructure with all other matters reserved for future determination apart from access, layout, scale.
- 1.2 The site is to be known as Cambridge Discovery Campus (CDC) and would provide 31,868m² (GIA) of scale-up and graduation space for start-up and spin out companies. The proposal would fill the market gap between the incubator locations and large corporates.
 - 1.3 The site forms the redundant Waste Water Treatment facility which was closed in 2005 and was associated with the former Bayer CropScience site. The site also includes the Hauxton Sports Ground. It is located outside of the Hauxton Village Development Framework and within the open countryside and the Green Belt. The site is defined in part as Previously Developed Land (PDL). The site is heavily contaminated due to its previous use and is designated as contaminated land under Part IIA of the Environmental Protection Act 1990. The site lies within flood zone 1 (low risk), with the northern part of site lying within flood zones 2 (medium risk) and 3 (high risk) with the River Cam running close to the northern boundary of the site. The area around the River Cam is a County Wildlife site (CWS). The Bridleway Harston (116/1) runs south of the site in an east to west direction and connects Hauxton and Harston to Haslingfield.
 - 1.4 The proposal would constitute inappropriate development in the Green Belt, which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In addition to the harm by reason of inappropriateness, the proposal for office and lab floorspace is also considered to result in harm by virtue of the loss of openness of the Green Belt, conflicting with the purposes of the Green Belt.
 - 1.5 The Environment Agency have objected to the proposal on the grounds that the development may individually, and/or in combination with other proposed development in Greater Cambridge, increase abstraction and risk deterioration to water bodies in the Greater Cambridge area because of the additional demand for potable water use.
 - 1.6 The proposed development would bring forward several social, economic and environmental benefits that would outweigh the identified harm. These benefits include the supply of laboratory and office space, space for small and medium sized scientific companies to grow, a new publicly accessible country park, new amenity building and the remediation of a highly contaminated site.
 - 1.7 The level of harm to the green belt identified above has been weighed against the public benefits of the scheme and other material planning considerations. The benefits identified are considered to carry sufficient weight, individually or collectively, to constitute the 'very special circumstances' required to justify

inappropriate development in the Green Belt and to clearly outweigh the identified harm.

- 1.8 In terms of the overall planning balance, it is considered that the benefits of the development outweigh the harm to the openness of the green belt and character of the area, including landscape character and as such the application has therefore on balance been recommended for approval.
- 1.9 Officers recommend that the Planning Committee approve the planning application subject to conditions, informatives and a Section 106 Agreement.
- 1.10 Should the application be approved following members conclusion that the development would be inappropriate development in the Green Belt, the application will need to be referred to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2009.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building	Adj	Flood Zone 1,2 and 3	X
Building of Local Interest		Green Belt	X
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The site is located outside of the Hauxton Village Development Framework and within the open countryside and the Green Belt. The site is heavily contaminated as it was previously used in relation to the former Bayer Crop Science Waste Water Treatment Works and is designated as contaminated land under Part IIA of the Environmental Protection Act 1990. The site lies within flood zone 1 (low risk), with the northern part of site lying within flood zones 2 (medium risk) and 3 (high risk) with the River Cam running close to the northern boundary of the site. The Bridleway Harston (116/1) runs south of the site in an east to west direction and connects Hauxton and Harston to Haslingfield. The site lies within Zone 2 of the Imperial War Museum Air Safeguarding Zone.

2.2 The site has an area of 20.33 hectares and currently has structures associated with the former use which ceased in 2005 including silos, tanks and other plant as well as a redundant recreation building containing a squash court. A c-shape bund encloses the site on its western side. The site is bordered by the A10 to the east, River Cam to the north and agricultural land to the south and west.

2.3 The site also includes the Hauxton Sports Ground which is owned and managed by Hauxton Parish Council. This comprises of grass pitches and two tennis courts and has a small pavilion changing room on the western side.

3.0 The Proposal

3.1 The application seeks outline planning consent for the demolition of existing structures and redevelopment for employment (office and laboratory) floorspace E(g)(i)(ii) alongside a new amenity building (including F2(b)(c)), country park and associated infrastructure with all other matters (appearance and landscaping) reserved for future determination apart from access, layout, scale.

3.2 The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each matters means in practice:

- “access”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made;
- “layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;
- “scale” except in the term ‘identified scale’, means the height, width and length of each building proposed within the development in relation to its surroundings;

3.3 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

The site has an extensive planning history but of particular relevance to this application are:

Reference	Description	Outcome
24/00208/REM	Reserved Matters application for the approval of details of the scale of the buildings, the access for the site (other than the main vehicular access to and from the site, which was not reserved by the outline planning permission) and the layout, appearance and landscaping following outline planning approval S/2184/16/OL.	Under Consideration
S/2184/16/CONDB	Submission of details required by condition 8 (Construction Traffic Management Plan), 15 (Borehole Risk Assessment) and 16 (Construction Environmental Management Plan) of planning permission S/2184/16/OL	Current Application
S/2184/16/CONDA	Submission of details required by conditions 10 (Remediation strategy), 12 (Scheme for the provision and implementation of odour management) and 13 (Strategy setting out measures to communicate with people in the local area) of outline planning permission S/2184/16/OL	Split Decision 12& 13 Discharged 10 Not Discharged
S/2184/16/OL	Demolition of structures remediation and redevelopment for up to 32 dwellings with new areas of open space associated infrastructure and other associated works	Approved

4.1 The proposal has been through pre-application discussions with the Planning Authority, disability consultative panel and design review panel and the current application is the outcome of the feedback provided.

5.0 Policy

5.1 **National**

National Planning Policy Framework 2023
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
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
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/4 – Cambridge Green Belt
S/5 – Provision of New Jobs and Homes
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
E/9 – Promotion of Clusters
E/10 – Shared Social Spaces in Employment Areas
E/13 - New Employment Development on the Edges of Villages
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/10 – Facilities for Recreation in the Green Belt
NH/14 – Heritage Assets
SC/2 – Health Impact Assessment
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities

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

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:

Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
District Design Guide 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

6.0 Consultations

6.1 Hauxton Parish Council –No Objection

- 6.2 Support the proposed development. The remediation work is complex and challenging, but it needs to happen. The scheme offers that and will contribute to the type of economic, technological, social and health profile that is keeping the Cambridge area a world leader, with the principles of sustainability at its heart.
- 6.3 Support and insight has developed from extensive consultation and liaison from the site owners and partners.
- 6.4 Support the application including the vital ancillary arrangements associated with it. The waste land and inadequate parking for the sports ground are in need of improvement and Discovery Park deals with the two issues. The proposal will offer a safer, more secure and more inclusive sports area.

6.5 On balance the proposed car parking is big enough for the site and this only because the proposal involves many other features supportive of sustainability.

6.6 The objectives for economic opportunities, job creation, technological innovation, vital regeneration, enhance social and wellbeing facilities and sustainable design and transport can be delivered by Discovery Park.

6.7 Active Travel England – No Objection

First Comment, August 2023, Objection:

6.8 Requests further assessment, evidence and revisions as ATE cannot be assured that the design of the development, proposed active travel infrastructure and travel plan will create an environment that supports and embeds active travel.

Second Comments, November 2023 Objection:

6.9 Requests further assessment, revisions and/or dialogue.

Third Comment, December 2023 No Objection:

6.10 Recommends approval subject to conditions in regard to walking and cycling infrastructure, cycle parking, travel plan and a contribution towards the implementation of the Greenway network.

6.11 Anglian Water –No Objection

First Comment, August 2023 No Objection:

6.12 Requests informative is added to any decision in regard to assets affected and in regard to public sewers, and conditions in regard to a phasing plan and/or on-site drainage strategy.

Second Comment, November 2023 No Objection:

6.13 No additional comments to add to previous response.

6.14 Cadent Gas- No Objection

6.15 Requests informative to the decision notice.

6.16 CamCycle – Object

6.17 The entirety of the parking could easily be provided as part of the proposed nearby South-East Travel Hub rather than onsite. The link through the site should

be installed in the first phase of development. There is no cycle route indicated from the sports pavilion to the northern corner of building three. There are improvements that should be considered to reduce the severance caused by the existing junction.

6.18 Conservation Officer –No Objection

First Comment, August 2023, No Objection:

- 6.19 The proposal will not adversely affect the character and/or setting of the listed buildings.

Second Comment, November 2023, No Objection:

- 6.20 The application has been assessed and it is considered that the proposal would not give rise to any harm to any heritage assets.

6.21 Contaminated Land and Air Quality Officer – No Objection

Air Quality

- 6.22 Requests a condition in regard to a Dust Management Plan (DMP) covering the construction phase of development.

Odour

- 6.23 Requests a condition in regard to a Communications Strategy.

Contamination

- 6.24 The requirements for a satisfactory risk assessment and subsequent remedial targets, Remediation Method Statement and Verification documentation and plan for the final cover system element of remediation/soil import should be should be addressed through condition.
- 6.25 Requests conditions to cover unexpected contamination and a materials management plan.

6.26 County Archaeology –No Objection

- 6.27 Due to impact of the groundworks with the water treatment works and associated contamination, the site has lost its archaeological potential. However several buildings proposed will be outside the area of past impact and require archaeological evaluation. Recommends a condition to require a programme of archaeological investigation.

6.28 County Highways Development Management – No Objection

First Comment, August 2023, Objection:

- 6.29 The access layout needs to be carefully re-designed to enable the most vulnerable highway users to cross the site access road as safely as possible. The cycle movements should be accommodated via a bypass as per LTN 1/20. The applicant has failed to provide a dimensioned drawing of the proposed vehicular access and provide a Stage 1 Road Safety Audit as per the Design Manual for Roads and Bridges (DMRB) GG119, Revision 2 document for the proposed works, with all resulting matters to be resolved prior to the determination of this application. The applicant has failed to provide any modelling for the proposed junction signals to demonstrate the impact these will have on the operation of the existing junction on the A10.

Second Comment, November 2023, Objection:

- 6.30 The Transport Assessment Addendum Report fails to show the proposed bus stop locations. Requests a dimensioned drawing of the proposed vehicular access is provide and a Stage 1 Road Safety Audit as per the Design Manual for Roads and Bridges.

Third Comment, December 2023, Objection:

- 6.31 The applicant has failed to provide a Stage 1 Road Safety Audit as per the Design Manual for Roads and Bridges (DMRB) GG119, Revision 2 document.

Fourth Comment, February 2024, No Objection:

- 6.32 Following submission of a Stage 1 Road Safety Audit, the effect of the proposed development upon the Public Highway should be mitigated if conditions in regard to junction arrangement plans constructed prior to occupation, falls and levels of the access, Construction Traffic Management Plan, hours for construction vehicles in excess of 3.5 tonnes, construction vehicles existing and leaving the site restrictions and an informative in regard to no works to the public highway.

6.33 County Transport Assessment Team – No Objection

6.34 First Comment, September 2023, Objection:

- 6.35 Insufficient detail to make a sound assessment. Trip Generation and junction modelling required and mitigation to be agreed.

Second Comment, January 2024, No Objection:

- 6.36 No objection subject to mitigation package and recommended conditions. Mitigation required subject to a S106 Agreement.

6.37 Designing Out Crime Officer –No Objection:

6.38 Requests conditions in regard to prevent the threat of terrorism and hostile mitigation.

6.39 Ecology Officer –No Objection

First Comment, August 2023, Objection:

6.40 Insufficient information to determine the application. Bat survey addendum required, clarification of lighting and contaminated land being except from BNG calculations.

Second Comment, November 2023, Objection:

6.41 Issues remain around the principle of the Greenway way, clarification as to why no static bat recorders were in place within the river corridor, confirmation County Highways have been engaged and the lighting scheme is adoptable, how biodiversity net gain will be achieved on or off site, provision of credentials of the River Habitat Condition Assessment assessor to show they have the required qualification and keep River Habitat Condition Assessment under review until bridge designs are finalised.

Third Comment, January 2024 No Objection:

6.42 The previous comments regarding bat surveys, credentials and Biodiversity Net Gain are acceptable and considered resolved. The applicant has not confirmed that County Highways have agreed to adopt the sensitive lighting scheme. Applicant must confirm County Highways will adopt the sensitive lighting scheme as laid out in the submitted documents.

Fourth Comment, January 2024, No Objection:

6.43 The applicant has confirmed that they will maintain ownership and management responsibility of the proposed sensitive lighting scheme.

6.44 Environment Agency – Object

First Comment, August 2023 Objection:

6.45 The proposal may individually and/or in combination with other proposed development increase abstraction and risk deterioration to water bodies in the Greater Cambridge area because of the additional demand for potable water use. The application does not demonstrate that the potential impact on water resources and Water Framework Directive (WFD) environmental objectives have been assessed, nor appropriate mitigation considered.

Second Comment, November 2023, Objection:

- 6.46 The response does not address the point of the concerns that Cambridge Water Company (CWC) has not demonstrated that it has a sustainable surplus to provide for growth.

Third Comment, February 2024, Objection:

- 6.47 We welcome the water efficiency measures proposed however the objection is maintained as the further information does not address the concerns. Have reviewed the Water Consumption Study and understand the application will lower water consumption than the permitted residential scheme. The development may individually, and/or in combination with other proposed development in Greater Cambridge, increase abstraction and risk deterioration to water bodies in the Greater Cambridge area because of the additional demand for potable water use.

6.48 Environmental Health –No Objection

First Comment, August 2023, No Objection:

- 6.49 Requests conditions in regard to delivery hours, foundation piling, dust, construction programme and CEMP and CMS, noise assessment and lighting.

Second Comment, November 2023, No Objection:

- 6.50 Previous comments remain.

6.51 Health Development Officer –No Objection

- 6.52 The assessment report has used the HUDU methodology which satisfies the policy requirement SC/2 and is proportionate to the scale of the development.

6.53 Landscape Officer – Object

First Comment, August 2023, Objection:

- 6.54 Cannot support the application due to the location of the site in the Greenbelt, landscape impacts on openness of the Greenbelt and being outside of the development framework. Concerns that the buildings proposed are too large and bulky to fit into the context of the site. The extent of the car park at the frontage and on either side of Building A is not supported.
- 6.55 Whilst some of the car park will be well screened, the parking associated with either side of Building 1 is poorly located and reflects poorly on the setting of the

building. The site cannot support the quantity of parking being sought. There are a number of positive elements. Some of the measurements of scale and harm are slightly undervalued.

Second Comment, November 2023, Objection:

6.56 Cannot support due to the location of the site in the Greenbelt and being outside of the development framework. The extents of the car park on either side of Building 1 is not supported. Whilst most of the main car park will be screened, the parking associated with either side of Building 1 is poorly located and reflects poorly on the setting of the building. Should the application be found to be acceptable despite the objections, conditions should apply including hard and soft landscaping to the strategic and communal areas, to the REM applications of individual plots, groundworks condition to ensure appropriate distribution of site wide soils and landscaping and a landscape maintenance and management plan.

6.57 Lead Local Flood Authority – No Objection

First Comment, August 2023 No Objection:

6.58 Brownfield sites must reduce the existing runoff from the site as part of the redevelopment. Where possible, in order to provide betterment, redevelopments should look to reinstate greenfield runoff rates. An exceedance flow plan has not been provided. A plan detailing the location of overland flow paths should be included, showing flows can be appropriately managed on site without increasing flood risk elsewhere.

Second Comment, November 2023, No Objection:

6.59 The surface water from the proposed development can be managed through the use of an attenuation basin and permeable paving, restricting surface water discharge to Qbar. Supportive of use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. Requests conditions in regard to surface water drainage, surface water run-off and informatives.

6.60 National Highways – No Objection

First Comment, August 2023, Objection:

6.61 Due to the scale of the proposed development and the potential impact on the strategic road network, the formal response requires a review of the Transport Assessment and the junction modelling.

Second Comment, November 2023, No Objection:

- 6.62 Recommends a condition to request a detailed Travel Plan to secure ongoing monitoring of the proposed measures to mitigate against a server or unacceptable impact on the M11 junction 11.

Third Comment, December 2023, No Objection:

- 6.63 Recommends a condition to request a detailed Travel Plan.

6.64 Natural England –No Objection

First Comment, August 2023, No Objection:

- 6.65 The proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Second Comment, November 2023, No Objection:

- 6.66 The proposed amendments are unlikely to have significant different impacts on the natural environment than the original proposal.

6.67 Ramblers Association – No Objection:

- 6.68 The proposed redevelopment of the site appears to provide a potentially useful link for walkers between the current permissive paths to the north of the site and the public right of way to the south of the site.

6.69 Senior Sustainability Officer –No Objection

First Comment, January 2024, No Objection:

- 6.70 The water conservation measures will be put in place to ensure the proposed development achieves maximum credits from BREEAM categories WAT01 and WAT04 which is welcomed. These standards should be conditioned along with previous conditions recommended.

Second Comment, August 2023, No Objection:

- 6.71 Supports the proposal from a sustainable construction perspective and recommends conditions in regard to BREEAM pre-assessment for future reserved matters applications, BRE Post Construction Certificate and renewables 10% compliance.

6.72 Sport England – No Objection

First Comment, August 2023, No Objection:

6.73 No objection subject to conditions in regard to details of the design and layout of the amenity building, a community use agreement and the amenity building is completed and available for use in Phase 2 of the development.

Second Comment, November 2023, No Objection:

6.74 No additional comments to make on these amendments.

6.75 Tree Officer – No comments received (out of time).

6.76 UK Health Security Agency – No Objection

First Comment, August 2023, No Objection:

6.77 The Authority should take account of the relevance of the existing risk assessment and proposed remediation criteria to the Conceptual Site Model, Odour Management, approach taken to dust monitoring, whether a human health risk assessment is required for people using the River Cam and approach taken to validation of remedial scheme.

6.78 Second Comment, November 2023, No Objection:

6.79 Not made changes to the Detailed Quantitative Risk Assessment and previous comments still stand.

6.80 Urban Design – No Objection

First Comment, September 2023, Objection:

6.81 The vision to restore the land is welcome and demolish the existing structures supported. The width of streets between buildings appears narrow, the massing and scale of buildings is excessive for the site and not compatible with the location and do not relate well to the surrounding areas and two storey residential. The siting and scale of the car park is excessive and would result in adverse visual impact on the public realm and Green Belt.

6.82 The scheme would provide benefits and has been designed on a strong architectural concept however fundamental concerns of height, massing and scale and the siting and scale of the car park in the Green Belt context remain.

Second Comment, November 2023, No Objection:

6.83 The width of streets would not be unacceptable subject to high-quality streetscape design, which should include substantial planting together with a varied approach to elevational treatment to create a harmonious relationship

between the street and the buildings.

6.84 The additional sections show that taller buildings would not have an unacceptable visual impact on the landscape, subject to carefully detailed roofscape, well-considered elevational treatment, materiality and colours.

6.85 It would be preferable to include a line of planting to the east of the building to create a landscape buffer between building 1 and the car park. Subject to the inclusion of mature trees and planting to the south of the landscaped footpath from the access to the site, the width of the landscaped buffer is considered to be acceptable and would help screen the car park.

6.86 The proposed height massing and scale of the laboratory and office buildings and the siting and scale of the car park is generally considered acceptable subject to conditions in regard to materials, sample panels, soft and hard landscaping, public art, roof top plant design, the location of flues and cycle parking.

6.87 Design Review Panel - 11th May 2023

6.88 The Panel endorse the positive elements of the proposal of extending Trumpington country park and nature reserve southwards over the River Cam to give access to and from the villages. The proposal provides an exceptional opportunity to redevelop and regenerate the site, providing a benefit to the wider public.

6.89 However, the proposals are disconnected from the sites Green Belt and Hauxton village contexts. There is potential for a softer approach to be taken.

6.90 A copy of the review letter is attached in full at appendix 1.

6.91 Disability Consultative Panel - 3rd October 2023

6.92 The Panel commented on the scheme's connection with local villages and provision of Blue Badge holders to drive up to the buildings. There is a preference for bonded pea shot gravel, request for a segregated path as a 3 metre wide path can be difficult for disabled users, low level lighting is favoured lighting above doorways and close to Blue Badge spaces will promote confidence of users leaving in the dark.

6.93 A copy of the review letter is attached in full at appendix 2.

7.0 Third Party Representations

7.1 3 representations have been received objecting to the proposals.

7.2 Those in objection have raised the following issues:

Trees

- Trees on the site should remain in place.

Ecology

- Consideration of bats, newts and frogs.
- Questions what has happened to the pond on the site.

Contamination

- Smell from contamination clean up.

Highways

- Questions if there will be a separate access road to the sports field during construction and the clean up.
- New road should be opposite the traffic lights entrance to St Edmunds and have four way traffic lights.
- Additional traffic created, will create noise, fumes and smell.
- Highway safety in an already congested A10 will increase significantly.
- All vehicles should enter and exit by the new junction on the M11 motorway.
- Insufficient pedestrian crossings on each of the 4 main roads connected to the roundabout.
- St Edmunds Way is already inadequate for existing traffic, the development will substantially increase this unless adequate and enforced traffic restrictions are in place.
- Lorries cause vibrations to Mill View building, substantial improvements to this part of the A10 will be required and there is no evidence of plans for this in the amendments.

Sports Field

- Sports field must remain secure to avoid unwanted trespasses.
- Sports pavilion must remain in the control of the Parish.
- Request to have a squash court back and bowls rink.

Countryside

- Requests that a sum goes towards the maintenance fees for the green areas, woodland near the river and the flood plain as staff from the site are likely to run/walk by the River Cam.

8.0 Local Interest Groups and Organisations

8.1 Shepreth Wildlife Conservation Charity has made a representation supporting the application on the following grounds:

- Working to develop a re-wilding programme within the proposed landscape areas at Cambridge Discovery Campus.
- The scheme will help to boost the local population of hedgehogs.
- This will create a more biodiverse habitat and in turn help the survival of a variety of flora and fauna.

8.2 Form the Future has made a representation supporting the application on the following grounds:

- Working with Foundation Capital Ventures to help young people connect with the future science and technology employers on the site.
- Form the Future could support the delivery of a dedicated training space on site for schools, colleges and universities to create a destination that will allow students to meet with employers and fellow students.
- Programmes such as Form the Future need support of partners like Foundation Capital Ventures and their tenant companies if we are to open up opportunities to young people who live locally.
- The site could be a model of excellence for Cambridge and across the region.

8.3 Jesus College has made a representation supporting the application on the following grounds:

- The proposed cycle and foot bridge links to the northeast, connecting to Trumpington and the South West Travel Hub, cross third-party land and would require the agreement of the affected landowners.
- The southern bridge is owned by Jesus College.
- The lands serves as an important access from the A10 (Cambridge Road) to the college's wider landholding at Rectory Farm.
- The principle of a cycle and footbridge over the river is not unacceptable the design needs further scrutiny.
- Any design which would impede access or make it more difficult than present would be unacceptable.

8.4 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 The site is located outside of the development framework boundary of Hauxton and within the open countryside and Green Belt.

9.3 Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new jobs in the district, with a descending order of

preference given, having regard to the purposes of the Cambridge Green Belt to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.

- 9.4 Policy S/4 of the Local Plan states that a Green Belt will be maintained around Cambridge that will define the extent of the urban area. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework (NPPF).
- 9.5 Chapter 13 of the NPPF deals with protecting Green Belt land. Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 9.6 Paragraph 143 of the NPPF sets out 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.
- 9.7 Paragraph 150 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 9.8 Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 9.9 Paragraph 153 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 9.10 Paragraph 154 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- (a) buildings for agriculture and forestry;
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- (e) limited infilling in villages;
- (f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- (g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

9.11 Paragraph 155 of the NPPF states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

These are:

- (a) mineral extraction;
- (b) engineering operations;
- (c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- (d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- (e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- (f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

9.12 Policy NH/9 of the Local Plan states that the redevelopment of previously developed sites and infilling the Green Belt will be inappropriate development except for:

- (a) The re-use of buildings provided that the buildings are of permanent and substantial construction, are consistent with Policies E/17 and H/17, provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt;
- (b) The extension or alteration of a building provided that it does not result in

- disproportionate additions over and above the size of the original building;
- (c) The replacement of a building, provided the new building is in the same use, and not materially larger than the one it replaces;
- (d) Limited infilling, where infilling is defined as the filling of small gaps between existing built development (excluding temporary buildings). Such infilling should have no greater impact upon the openness of the Green Belt and the purpose of including land within it than the existing development. The cumulative impact of infilling proposals will be taken into account;
- (e) The partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 9.13 Policy NH/10 of the Local Plan states that proposals for new buildings to provide appropriate facilities for outdoor sport and outdoor recreation will be permitted where they will not (either individually or cumulatively) harm the openness of the Green Belt and the purposes of including land within it.
- 9.14 Policy H/2 of the Local Plan is for Land at Bayer CropScience Plc. Although the site lies outside of the Local Plan Allocation, paragraph 7.13 refers to the application site and states 'proposals for the redevelopment of the recreation buildings and waste water treatment facility on the western side of the A10 will be considered in the context of the proposals that do not comprise inappropriate development within the Green Belt. As a planning objective it would be highly desirable to secure the removal of the incongruous industrial structures on the western part of the site. Particular consideration should be given to proposals that remove these structures and improve the visual appearance of the Green Belt through proposals that are consistent with Policy NH/9 and the NPPF (2012) paragraph 89'.
- 9.15 Policy E13 of the Local Plan 'New Employment Development on the Edges of Villages' states that subject to Green Belt policy, new development for employment development (B1, B2 and B8 Use Classes) will be permitted on sites adjoining or very close to the development frameworks of villages where:
- (a) It is demonstrated that there are no suitable buildings or sites within the settlement or nearby, or suitable buildings to reuse or replace in the countryside nearby.
- (b) The site comprises previously developed land. If greenfield sites are proposed they will need to demonstrate no suitable previously developed sites are available.
- (c) The proposal is justified by a business case, demonstrating that the business is viable.
- (d) There is a named user for the development, who shall be the first occupant. A planning condition will be attached to any permission to this effect.

- (e) The proposal is logically related to the built form of the settlement, the scale and form of the development would be in keeping with the category and scale of the village.
- 9.16 The existing site comprises of 20.33 hectares and currently has structures associated with the former waste water treatment facility which ceased use in 2005. The site has numerous silos, tanks and other plant as well as a redundant recreation building containing a squash court. A c-shape bund encloses the site on its western side, with the wider site forming scrub land. The former waste water treatment facility site can be considered as brownfield land or previously developed land within the Green Belt.
- 9.17 The application seeks outline consent for the demolition of the existing structures and redevelopment of six buildings for employment (office and laboratory) floorspace comprising 31,868m² (GIA) alongside a new amenity building, country park and associated infrastructure.
- 9.18 Paragraphs 154 and 155 of the NPPF and Policy NH/9 and NH/10 of the Local Plan clearly define development that should not be regarded as inappropriate development in the Green Belt. The submitted application documents detail that the list of exceptions includes the partial or complete redevelopment of previously developed sites (brownfield land) and the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The proposal for the redevelopment of the site would in principle be considered to fulfil the exceptional approach and be 'appropriate development', however given the scale and massing of the proposed redevelopment, the proposal is considered to constitute inappropriate development in the Green Belt.
- 9.19 The applicant acknowledges this within the submitted Planning Statement and the application proposals include Very Special Circumstances (VSC).
- 9.20 The NPPF makes it clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF is also clear that, when considering any application, planning authorities should ensure that substantial weight is given to any harm to the Green Belt. The onus is on the applicant to demonstrate why permission should be granted, and the NPPF sets out that that 'very special circumstances' will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other material considerations.
- 9.21 It is therefore necessary to consider whether the development for the demolition of the existing structures and redevelopment for employment of office and lab floorspace results in any further harm, in addition to that caused by inappropriateness.

Countryside Impact

- 9.22 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.
- 9.23 The supporting text to policy S/7 sets out the 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.
- 9.24 There are no neighbourhood plans in force that would apply to this application and no other Local Plan policies which would support the development outside of the development framework boundary.
- 9.25 A key objective of Policy S/7 of the Local Plan is to ensure that the countryside is protected from gradual encroachment that would result in urban sprawl and urbanisation of the countryside. The impact of the development on the countryside is explored more fully below.

Green Belt Openness and Purposes

Openness

- 9.26 Paragraph 142 of the National Planning Policy Framework states that the government attaches great importance to Green Belts. 'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'.
- 9.27 There is however no specific definition of "openness" in the NPPF. National Planning Practice Guidance (NPPG) states that openness can have both spatial and visual aspects.
- 9.28 When considering the impact of the openness of the Green Belt, this is not affected by natural screening, such as trees and hedgerows as these are not permanent features; openness means the absence of buildings or development. When openness is reduced, harm takes place regardless of whether it is visible or witnessed. Measures in mitigation can never completely remove the harm since a development that is wholly invisible to the eye remains, by definition, adverse to openness.

- 9.29 The proposal comprises of an outline planning application with all matters reserved apart from access, layout and scale. The application is supported by the following parameter plans:
- Proposed Masterplan (22-088-A-002 A)
 - Parameter Plan- Maximum Building Heights (22-088-A-007-F)
 - Parameter Plan- Access and Connection (22-088-A-008F)
 - Parameter Plan-Remediation and Demolition (22-088-A-009-C)
 - Parameter Plan- Land Use and Layout (22-088-A-010-H)
 - Parameter Plan-Phasing Plan (22-088-A-011F).
- 9.30 The application is supported by a Proposed Masterplan (22-088-A-002A) which demonstrates how the development will be provided on the site. A Parameter Plan showing maximum building heights (22-088-A-007-F) details that the development would comprise of buildings 1,2 and 3 which would have a maximum height of 16 metres, building 4 which would have a maximum height of 14.5 metres and buildings 5 and 6 which would have a maximum height of 13 metres. The maximum building heights include plant and services, a flue height of up to 3 metres above the maximum building height is included in terms of scale of development proposed. The proposed amenity building would have a maximum height of 9 metres.
- 9.31 The application is supported by an Access and Connection Parameter Plan (22-088-A-008F). This shows the primary access off the A10 Cambridge Road, pedestrian access to the site, restricted secondary vehicular route around the site and Greenway route for pedestrians and cyclists.
- 9.32 The Parameter Plan- Land Use and Layout (22-088-A-010-H) shows the layout and size of the proposed six research and development buildings, proposed amenity building and main car park, country park and landscaping.
- 9.33 Parameter Plan-Remediation and Demolition (22-088-A-009-C) shows the extent of the land to be remediated and proposed demolition and trees to be removed. Parameter Plan-Phasing Plan (22-088-A-011F) shows the phasing of development.
- 9.34 The proposal would result in the demolition of the existing redundant buildings and structures on the site, and the remediation of this heavily contaminated site. The proposal would create 31,868m² of employment (office and laboratory) floorspace E(g)(i)(ii) alongside a new amenity building (F2(b)(c) and a country park and associated infrastructure.
- 9.35 The proposal would result in the introduction of a significant amount of built form on the site, with the proposed buildings being significantly higher and larger in size

than the buildings and structures which exist on site; as well as being higher and larger than the extant two storey residential scheme under application (S/2184/16/OL – which had a condition restricting the height of the proposed buildings to 9.5m); and the introduction of a large volume and siting of surface level car parking. Therefore, the proposal would inevitably reduce openness which the NPPF describes as an essential characteristic of the Green Belt.

9.36 By reason of the introduction of significantly larger and higher buildings, the proposal would have a harmful impact on the openness of the site and the green belt in both a spatial sense, and a visual sense, by the sight and visibility of a substantial urban form and height to the site.

9.37 The Council's Landscape Officer objects to the proposal on the grounds of the location of the site in the Greenbelt and being outside of the development framework. They consider the extent of the car park on either side of Building 1 to be poorly located and reflects poorly on the setting of the building.

Purposes

9.38 Paragraph 143 of the NPPF details that the Green Belt serves five purposes which are:

- (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.

9.39 It is acknowledged that the proposal would result in the reuse of a disused and heavily contaminated site however, the proposed development would have a significant urbanising effect on the site that cannot be said to safeguard the countryside from encroachment. The development of the research and development buildings, amenity building and car park would be in direct conflict with the purpose of safeguarding the countryside from encroachment by the development of buildings on site with significant and extensive built form. The proposal would result in extensive and tall buildings on a site which is currently of a much lower scale and spread out, and the introduction of a large surface level car park in an area which is currently a green field.

Very Special Circumstances

9.40 The applicant as part of the submitted Planning Statement (Bidwells, August 2023) within Section 9.0 Public Benefits seeks to demonstrate that they consider the proposal would generate many public benefits (economic, social and environmental)

and net gains which amount to very special circumstances which clearly outweigh the harm to the Green Belt.

9.41 It is therefore necessary to consider the benefits put forward by the applicant in support of the proposal and the extent to which these amount to 'very special circumstances'. The benefits are summarised below and taken from Section 9.0 of the submitted Planning Statement (Bidwells, August 2023).

9.42 Economic Benefits:

-Significant contribution towards the supply of laboratory and office space.

-Purpose-built space for small and medium-sized scientific companies, allowing R&D businesses to grow and evolve. Spin-out and grow-on companies attract inward investment, leading to economic growth within a cluster and creating further new opportunities.

-New employment associated with the construction and operational phase of the development, increased spending in the area and annual business rates payments.

-The forming partnerships will result in outreach programs, on site training facilities and so create opportunities for jobs and careers to those people that so often do not readily enter the R&D sector. To provide better paid jobs and opportunities to those people that are in most need locally.

9.43 Social Benefits:

-A new extensive landscaped country park would be created and maintained within the site, with significantly improved public access for walking, cycling and informal recreation.

-Provision of a new amenity building would be a key enhancement to the existing formal sports pitches, providing purpose-built changing, toilets and showers for both home and away teams and match officials, along with a much-needed social area to support the public and local function of the sports facility.

-Shared car parking for both the campus and for the local community associated with the existing sports ground, in place of the semi-formed and limited car parking that currently serves the sports facility.

-Support for young people to gain careers in the R&D sector with the Employment and Skills Plan and through Form the Future (FtF).

-A positive impact to enhance health and wellbeing through remediating a site that poses a threat to human health; a new country park with open public access with increased access to nature; improved connectivity to the strategic cycle network;

encouraging increased involvement in sports by providing enhanced facilities;
creating a new place of work within a highly landscaped and attractive landscape.

9.44 Environmental Benefits:

-The proposals would assure the delivery of a comprehensive remediation scheme for a heavily contaminated site and preventing pollution in adjacent areas, a benefit of great weight and one that does not happen without the development of the site to achieve it.

-The proposals would improve visual amenity by removing unsightly existing structures and replacing them with a highly considered and contextual designed development set within extensive landscaping.

-The proposals would make safe a site which currently poses a risk to human health due to its contaminated state and derelict structures. The remediation would also benefit the ecology of the site and wider area. The buildings would be designed to exceed the requirements of the development plan in respect of passive design, energy use and water consumption. The development would also implement a site-wide holistic landscaping strategy including a new country park, planting, habitat enhancement and ecological improvements to deliver a site with more trees, greater ecology and a more climate resilient landscape than at present.

-High quality architecture adopting the WELL Building Standard which will inform the design and construction, public realm and landscaping enhancements, and the provision of public art.

Officer Assessment of the 'Very Special Circumstances'

Economic Benefit: Supply of laboratory and office space

- 9.45 Paragraph 85 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity.
- 9.46 Paragraph 87 of the NPPF states that planning decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data driven, creative or high technology industries.
- 9.47 Policy S/2 of the Local Plan states that the vision for the Local Plan, point a being to support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
- 9.48 Policy E/9 of the Local Plan states that development proposals in suitable locations will be permitted which support the development of employment

clusters, drawing on the specialisms of the Cambridge area in the following sectors: biotechnology and biomedical.

- 9.49 The application is supported by an Occupational Demand Letter (Bidwells 25/07/2023) which details the occupational market for office and laboratories in Cambridge. In addition, the submitted Clusters Report (Foundation Capital Ventures, July 2023) details the aim of Cambridge Discovery Campus to support future growth of the Cambridge cluster and support start-up and spin-out companies in close proximity to Cambridge Biomedical Campus (CBC).
- 9.50 UK Government in the Autumn 2023 and Spring 2024 Budget Statement continues to back the growth sectors of the future and Life sciences is recognised.
- 9.51 The proposal would provide 31,868m² (GIA) of life science floorspace which would contribute towards the supply of lab and office space in Cambridge.
- 9.52 An Alternative Sites Assessment (Bidwells, August 2023) was submitted as part of the application in which the conclusions were that there are no reasonably available alternative sites that could accommodate the proposed development.
- 9.53 The submitted Planning Statement (Bidwells, July 2023) details that the proposal would support 1,190 employees within the life science campus, 1,000 of these jobs would be expected to cater for South Cambridgeshire residents. The level of employment would support £36 million per annum in earnings and £47 million per annum in net additional GVA per annum within South Cambridgeshire.
- 9.54 Officers consider that significant weight could be given to the supply of laboratory and office space in this instance.

Economic Benefit: Purpose-built space for small and medium-sized scientific companies, allowing R&D businesses to grow and evolve. Spin-out and grow-on companies attract inward investment, leading to economic growth within a cluster and creating further new opportunities.

- 9.55 Paragraph 87 of the NPPF states that decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries.
- 9.56 Policy E/9 of the Local Plan states that proposals in suitable locations will be permitted which support the development of employment clusters.
- 9.57 The submitted Planning Statement (July 2023) details that the location would provide opportunities for collaboration with well-established Life Science Parks in and around South Cambridgeshire, notably Cambridge Biomedical Campus.

9.58 Officers consider that significant weight could be given to purpose built space for small and medium-sized scientific companies, allowing R&D businesses to grow and leading to economic growth within a cluster and new opportunities in this instance.

Economic Benefit: -New employment associated with the construction and operational phase of the development, increased spending in the area and annual business rates payments.

9.59 The submitted Planning Statement (July 2023) and Economic Impact Statement (Hardisty Jones Associates, July 2023) details that the construction phase will have a short term positive impact on the South Cambridgeshire economy with £172 million investment to support 910 person years of new additional employment for residents of South Cambridgeshire and £35 million in earnings and £71 million in net additional GVA within South Cambridgeshire.

9.60 The submitted Employment and Skills Strategy (Hardisty Jones Associates, July 2023) forecast that the proposal will create 670 jobs in Research and Development, 140 jobs in other technical occupations including quality and regulations and digital and 380 jobs in non-technical occupations including logics, sales and marketing, finance, administration, facilities, human resources and management.

9.61 Officers acknowledge Paragraph 85 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity. This takes into account the construction and operation phase of development.

9.62 The Planning Statement recognises that the construction phase would have a short term positive impact on South Cambridgeshire's economy.

9.63 Officers consider that moderate weight could be given to new employment and increased spending and business rate payments.

Economic Benefit: The forming partnerships will result in outreach programs, on Site training facilities and so create opportunities for jobs and careers to those people that so often do not readily enter the R&D sector.

9.64 The submitted Planning Statement details that discussions with 'Form the Future', a non-profit organisation have highlighted the importance of a dedicated location for students where they can meet with employers, and of equal importance fellow students.

9.65 The proposal once operational would create 900m² of ancillary training space which will be dedicated to knowledge transfer activities.

- 9.66 Officers consider that limited weight could be given to the forming of partnerships and on-site training facilities.

Social Benefit: A new extensive landscaped country park

- 9.67 Paragraph 150 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access, to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 9.68 Paragraph 96 (c) of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs through the safe and accessible green infrastructure, sports facilities and layouts that encourage walking and cycling.
- 9.69 Policy NH/6 of the Local Plan states that the Council will aim to conserve and enhance green infrastructure within the district. All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district.
- 9.70 The proposal would allow for a new country park and publicly accessible site with road-free connections with the wider area. The country park would be accessible from the north with two bridges providing a connection to the existing public path outside the site, an alternative pedestrian and cycle route from the A10 near Hauxton Mill Bridge to the east, pedestrian and cycle route to the east through the main vehicular access to the site and to the south with a link to Haslingfield Greenway and Public Footpath.
- 9.71 Alongside the environmental benefits of the countryside park, there would be social benefits to its provision through the provision of a significant amount of open space that would be accessible to the public, noting that the existing site is not currently accessible.
- 9.72 Officers consider that significant weight could be given to a new extensive landscaped country park.
- Social Benefit: Provision of a new amenity building would be a key enhancement to the existing formal sports pitches, providing purpose-built changing, toilets and showers**
- 9.73 The proposal would provide an amenity building on the south west corner of the Hauxton Sports Ground which would be open to the local community but

managed by the life science campus. The amenity building would provide changing facilities, a café/bar, external seating, terrace, gym, and meeting room.

- 9.74 Policy E/10 of the Local Plan states that appropriately scale leisure, eating and social hub facilities will be permitted in business parks and employment areas where the use is ancillary or complementary, the use will not have unacceptably adverse effect and the facility is intended primarily to meet the needs of works in the business park.
- 9.75 Policy SC/6 of the Local Plan states that indoor community facilities including publicly accessible buildings, play a crucial role in maintaining a sense of local identity, as well as providing a base for a variety of different groups.
- 9.76 Officers consider that moderate weight could be given for the provision of a new amenity building, enhancement to sports pitches and provision of built changing, toilets and shower facilities.

Social Benefit: Shared car parking for both the campus and for the local community associated with the existing sports ground, in place of the semi-formed and limited car parking that currently serves the sports facility.

- 9.77 The proposal would provide a shared car park for 330 cars for both the life science campus and the Sports Ground to the south of the site. The Sports Ground is typically used in the evenings and weekends when the life science campus would be at low occupancy.
- 9.78 Officer consider that limited weight could be given to the proposed shared car parking.

Social Benefit: Support for young people to gain careers in the R&D sector with the Employment and Skills Plan and through Form the Future (FtF).

- 9.79 Officers acknowledge the Planning Statements presents a social benefit for support for young people in the R&D sector.
- 9.80 These benefits have already been considered under the economic benefit of forming partnerships and on-site training facilities and therefore no further weight is applied to this consideration as a separate entity.

Social Benefit: Enhance health and wellbeing through remediating a site that poses a threat to human health; a new country park with open public access with increased access to nature; improved connectivity to the strategic cycle network; encouraging increased involvement in sports by providing enhanced facilities; creating a new place of work within a highly landscaped and attractive landscape.

- 9.81 Paragraph 150 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access, to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 9.82 Paragraph 96 (c) of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs through the safe and accessible green infrastructure, sports facilities and layouts that encourage walking and cycling.
- 9.83 Policy NH/6 of the Local Plan states that the Council will aim to conserve and enhance green infrastructure within the district. All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district.
- 9.84 The approved outline residential scheme under planning reference (S/2184/16/OL) considered the provision of public access to the landscaped open space around the development as a very special circumstance.
- 9.85 These benefits have already been considered under the social benefit of a new extensive landscaped country park and the approved outline residential scheme therefore no further weight is applied to this consideration as a separate entity.

Environmental Benefits: Remediation scheme for a heavily contaminated site and preventing pollution in adjacent areas

- 9.86 Paragraph 180 of the NPPF states that decisions should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 9.87 Paragraph 190 of the NPPF states that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner.
- 9.88 The site is heavily contaminated due to its former use as a waste water treatment facility. This benefit has already been considered as a very special circumstance under the approved outline residential scheme under planning reference (S/2184/16/OL) and which would be delivered under this approval.
- 9.89 Officers consider that limited weight could be given to the remediation of the site through the proposal.

Environmental Benefits: Improve visual amenity by removing unsightly existing structures and replacing them with a highly considered and contextual designed development set within extensive landscaping.

- 9.90 The site is unsightly with its existing structures and buildings which are rundown and redundant. The proposal would allow for improved visual amenity by the removal of the existing structures. This benefit has already been considered as a very special circumstance under the approved outline residential scheme planning reference (S/2184/16/OL) and which would be delivered under this approval.
- 9.91 Officers consider that limited weight could be given for the improvement to visual amenity by removal of unsightly structures and replacing them with a contextual designed development set within extensive landscaping.

Environmental Benefits: The proposals would make safe a site which currently poses a risk to human health due to its contaminated state and derelict structures, benefit the ecology of the site and wider area, buildings would be designed to exceed the requirements of the development plan in respect of passive design, energy use and water consumption. The development would also implement a site-wide holistic landscaping strategy including a new country park, planting, habitat enhancement and ecological improvements to deliver a site with more trees, greater ecology and a more climate resilient landscape than at present.

- 9.92 Officers acknowledge the Planning Statement presents the environmental benefit of the proposals making safe a site which is heavily contaminated with derelict structures. This has further benefits of improved ecological improvement, passive design, energy use and water consumption, with the country park delivering trees, landscaping and biodiversity.
- 9.93 These benefits have already been considered and therefore no further weight is applied to this consideration as a separate entity.

Environmental Benefits: High quality architecture adopting the WELL Building Standard which will inform the design and construction, public realm and landscaping enhancements, and the provision of public art.

- 9.94 Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 9.95 Policy HQ/1 of the Local Plan requires all new development to be of a high-quality design.

- 9.96 Officers acknowledge that appearance and landscaping are reserved matters, however the proposal is considered to provide a high quality design, public realm and landscaping that integrates the development.
- 9.97 Given the national and local policy requirements for high quality design of developments generally, Officers consider that limited weight can be given to this, as this is a requirement for developments.

Character and Appearance of the Area

- 9.98 Paragraph 139 of the NPPF states that development that is not well designed should be refused. Developments should add to the overall quality of an area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and should be sympathetic to local character and history including the surrounding built environment.
- 9.99 Paragraph 89 of the NPPF states that 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.
- 9.100 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.
- 9.101 Policy S/4 'Cambridge Green Belt' states that 'new development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework'.
- 9.102 Policy NH/8 'Mitigating the Impact of Development In and Adjoining the Green Belt' states that 'any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt'.
- 9.103 The site is located to the west of the A10, with the River Cam to the north, agricultural land to the south and west and Hauxton Meadows residential development to the east with Hauxton village to the south east. The site is located on the western edge of the village, detached from the development framework boundary, in the Green Belt and countryside.
- 9.104 The central portion of the site forms the former Waste Water Treatment Facility with silos, tanks and other plant as well as a redundant recreation building containing a squash court. The wider site includes Hauxton Sports Ground with several grass pitches, tennis courts and a small pavilion changing room.

- 9.105 The surrounding area to the north, west and south is distinctly rural in character with grassland and vegetation and then wider open views of the countryside from the public realm surrounding the site. Planning Consent under application (S/2669/19/E2) for the proposed Cambridge South West Travel Hub has been granted to the northeast of the site. The former waste water treatment facility site due to its previous use is defined as brownfield land or previously developed land within the Green Belt. The substantial mature trees and hedgerows surrounding the site screen it so that its visual impact and previously developed nature are not evident in views from the public realm.
- 9.106 The residential development to the east of the site forming the Hauxton Meadows development is predominantly of two storey scale, with the built form and development lying adjacent to the A10 being four storey's in height (13 metres). Officers acknowledge the four storey height of this development opposite the site, however this existing development is located within the development framework, is set against the adjacent two storey residential development and as a result does not interrupt wide open views of the surrounding countryside. The Council's Landscape Officer is concerned that the proposed height of the development, at up to 16m plus flues, within its more rural location and siting, surrounding open fields and countryside, would make it appear visually prominent and harmful to the rural character of the area.
- 9.107 The Proposed Masterplan (22-088-A-002A), Parameter Plan- Maximum Building Heights (22-088-A-007-F) and Parameter Plan- Land Use and Layout (22-088-A-010-H) shows the layout of the proposed six research and development buildings, proposed amenity building and main car park, country park and landscaping and the proposed heights of the buildings. The development would comprise of buildings 1,2 and 3 which would have a maximum height of 16 metres, building 4 which would have a maximum height of 14.5 metres and buildings 5 and 6 which would have a maximum height of 13 metres. Maximum building heights include plant and services, a flue height of up to 3 metres above the maximum building height is assumed. The proposed amenity building would have a maximum height of 9 metres.
- 9.108 The application has been subject to formal consultation with the Council's Urban Design Officer, who has raised no objection and comments that the proposed height, massing and scale of the laboratory and office buildings and the siting and scale of the car park is generally acceptable.
- 9.109 Officers acknowledged that the matters of appearance and landscaping are reserved, and therefore the appearance and materiality of the development is to be subject to reserved matters application. However, the proposed scale of the development, which falls to be assessed under this application, is considered to be significantly greater in scale than the extant permission on the site for residential development at 9.5m.

- 9.110 Although extensive landscaping measures are proposed around the development and noting that landscaping is a reserved matter, the middle and nearer views of the proposal would be prominent, which would not be completely masked by the proposed landscaping, however would assist in assimilating the proposal into the surrounding rural landscape.
- 9.111 The Council's Landscape Officer considers that the proposed development would result in visual intrusion to the rural edge of Hauxton village, that would fail to be compatible with its location, resulting in an urbanised site which would be out of character with its surroundings. However, officers acknowledge that there would be a landscaped area with a footpath which would have a width ranging from 16 to 37 metres approximately to separate the proposed car park, which is sited closer the A10 and therefore the main views of the site than the proposed buildings, from the main access road which would go some way to alleviate views of the development and also assist in assimilating into the surrounding rural context.

Landscape

- 9.112 Policy NH/2 'Protecting and Enhancing Landscape Character' of the Local Plan is relevant to the landscape and visual impacts of a proposal. It seeks 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.
- 9.113 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF, paragraph 180 provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 9.114 Policy NH/6 'Green Infrastructure' of the Local Plan states the Council will aim to conserve and enhance green infrastructure within the district. All new development will be required to contribute towards the enhancement of the green infrastructure network within the district.
- 9.115 The site is located outside of the Hauxton development framework boundary, in the Green Belt and countryside.
- 9.116 The site is located within the National Character Area '87. East Anglian Chalk'. The area has a strong rural character with a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau with settlement focused in small towns and in villages. Villages in the area typically have strong historic linear forms abutted by fields or woodlands that contribute to the rural character of the area.

- 9.117 The main part of the site comprises existing silos, tanks and plant and hard landscaping associated with the former waste water treatment facility. Beyond this, the existing site vegetation is semi-improved grassland with pockets of broad-leaved woodland, dense scrub and scattered deciduous and coniferous trees. The Hauxton Sports Ground comprises grass pitches. The topography of the site falls around 8 metres south to north and occupies a lower lying land adjacent to the River Cam.
- 9.118 The application is supported by a Landscape and Visual Chapter 8 in the Environmental Statement (LDA Design, July 2023), Design Code and Parameter Plan- Land Use and Layout (22-088-A-010-H), Proposed Masterplan (22-088-A-002 A), Parameter Plan- Maximum Building Heights (22-088-A-007-F) and Parameter Plan- Access and Connection (22-088-A-008F).
- 9.119 The proposed landscape strategy includes a variety of species-rich habitats and will comprise of urban trees, native hedgerows, species-rich grassland, wet meadow, amenity law, wet and broadleaved woodland, mixed scrub and ornamental planting close to the proposed buildings and facilities.
- 9.120 The proposal would provide high quality external amenity spaces between buildings with planting, landscaping and external seating.
- 9.121 The proposal will allow for the site to become publicly accessible, and a new country park created for recreation. The country park would act as an extension to Trumpington Country Park.
- 9.122 Within the Landscape and Visual Chapter 8 in the Environmental Statement, (LDA Design, July 2023), 10 viewpoints were assessed. These were viewpoint 1 Public Footpath No.5 (Hauxton), viewpoint 2 (Public Bridleway No.2 (Hauxton) at Rectory Farm, viewpoint 3 (Junction of A10) (Cambridge Road) and London Road, viewpoint 4 Public Bridleway No.1 (Harston), viewpoint 5 (Public Footpath No.2 near Harston, Viewpoint 6 Cantelupe Road at Haslingfield, Viewpoint 8 A10 Cambridge Road, Viewpoint 9 Surfaced path/cycleway at Trumpington Meadows, Viewpoint 10 Cycleway at Addenbrooke's Road, Viewpoint LPA A Permissive Footpath at Shelford Rugby Club. Note no viewpoint 7. View points 1,2,3,6,8 and 9 were identified as key views where impact was measurable.
- 9.123 The application has been subject to formal consultation with the Council's Landscape Officer who has commented that they object and cannot support the application due to the location of the site in the Green Belt, landscape impacts on the openness of the Green Belt and being outside of the development framework.
- 9.124 The Council's Landscape Officer has commented that they do not support the extent of the car park on either side of Building 1, whilst most of the main car

park will be well screened, the parking associated with either side of building 1 is poorly located and it reflects poorly on the setting of the building.

- 9.125 The Landscape Officer has also commented on the submitted LVIA that some of the key views in terms of scale and harm are slightly undervalued and the material weight of the extant permission of the two storey residential scheme would have a different impact to the proposed scheme which is of a higher significance.
- 9.126 The Landscape Officer commented that viewpoint 1, the buildings of the proposal appear remarkably close despite being nearly 250 metres away and the photomontage gives concern regarding the impact on openness of the green belt and impact on the existing development on the opposite side of Cambridge Road.
- 9.127 Viewpoints 3, 8 and 9 in the LVIA have been assessed in terms of their scale of impact to be Small to Small-negligible however the Landscape Officer considers these to be undervalued and commented that they should be weighted more towards Medium-adverse. The Landscape Officer comments that the scale and spread of the new buildings is considered to be out of character with what you might expect to see in a countryside view from viewpoint 3.
- 9.128 Following submission of additional context imagery and a review of materiality, the Landscape Officer commented that the impacts may be reduced through both materiality and visual context, but the development continues to be of higher significance in terms of impacts than the extant permission, though it is considered that the level of harm is not much higher than that of the extant permission.
- 9.129 The Landscape Officer comments that the longer distance views become more negligible due to intervening vegetation/buildings and topography so the assessment has focused on the middle and nearer views.
- 9.130 It is acknowledged that the Landscape Officer in their comments considers the proposed main car park would have a negligible impact given the maturity of the newly planted landscape; however Officers raise concern given the significant volume of hard surface car parking and its siting on an area of existing open grassland.
- 9.131 The proposal would result in a major change to the existing landscape character, by virtue of the removal of the existing and substantial trees within the site and the introduction of new and prominent buildings in the landscape.

Connectivity

9.132 The proposal would result in the creation of a new cycleway through the site and landscaping, which would connect north to Trumpington and the proposed South West Travel Hub, whilst also connecting south to the Melbourn Greenway. To enable the connection to the north, two new bridges are proposed which would cross the main channel and a tributary of the River Cam to the north. A condition shall be added to require the design, detail and lighting of these bridges should consent be granted. **(Condition 29- Bridge Details).**

9.133 The applicant has confirmed that as part of any further reserved matters application a sensitive lighting scheme will be proposed, and that the cycleway will not be adopted by Cambridge County Council and the Applicant would take on the costs for electricity and maintenance liability of the lighting scheme.

Trees

9.134 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Paragraph 131 of the NPPF seeks for existing trees to be retained wherever possible.

9.135 The application is accompanied by an Arboricultural Impact Assessment (RSK biocenus, July 2023).

9.136 The submitted Parameter Plan- Remediation & Demolition (22-088-A-009C) shows that all of the existing mature trees which currently screen and surround the former waste water treatment site are to be removed due to the remediation process. These are all category B and C specimens. Given the need to remove these trees and their category, there are no concerns regarding the loss of trees.

9.137 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan.

Heritage Assets

9.139 The application is located near to the Grade II listed Hauxton Watermill, Grade II listed bridge at Hauxton Watermill, Grade II Old Mill House, Grade II Milestone, Hauxton Mill Bridge and within Hauxton village lies the Grade I Church of St Edmund.

9.140 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.

- 9.141 Paragraphs 205 and 206 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.
- 9.142 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.
- 9.143 The application is supported by Chapter 9: Built Heritage of the Environmental Statement (LDA Design, July 2023). In this statement the proposal has been assessed in terms of the potential effects during construction and operation of the proposed development and the summary was that there would be a slight adverse, not significant potential effect on the Hauxton Watermill during construction, with the other heritage assets having either a neutral or slight adverse not significant effect. During operation, Hauxton Watermill, the Bridge at Hauxton Watermill and Old Mill House will have a slight beneficial but not significant effect with Milestone and the Church of St Edmund having a neutral, not significant effect.
- 9.144 The application has been subject to formal consultation with the Council's Conservation Officer who has raised no objections to the proposal and supports the proposal.
- 9.145 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets.

Archaeology

- 9.146 The site has archaeological potential due to its position on the river terraces of the Cam with consequent potential for Neolithic and Bronze Age remains. The wider landscape is equally well populated with Iron Age and Roman settlement including two areas to the east that are scheduled monuments (settlement complex North of Hauxton and settlement NW of Little Shelford). The projected line of a Roman road crosses the site itself and its presence greatly increases the potential for associated archaeology of that date.
- 9.147 The application is supported by Chapter 10: Archaeology within the Environmental Statement (LDA Design, July 2023).

9.148 The Archaeology Officer has commented that due to the groundworks associated with the waste water treatment works, most of the site has lost its archaeological potential however several proposed buildings will be outside of the area of past impact and will require archaeological evaluation prior to development therefore a condition is required requiring a programme of archaeological investigation. **(Condition 10 -Archaeology).**

Carbon Reduction and Sustainable Design

9.149 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.

9.150 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.

9.151 Policy CC/4 'Water Efficiency' of the Local Plan requires that for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paragraph 158 of the NPPF is relevant.

9.152 The application is supported by a Framework Sustainability and Energy Statement (Scotch Partners, July 2023). The proposal will be fossil fuel free, meet BREEAM 'Excellent' as a minimum, achieve 5 credits for water efficiency under BREEAM Wat 01, achieve LETI Guidance used to inform the design code and a fabric performance of buildings in line with LETI targets.

9.153 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to all future reserved matters applications accompanied by a BREEAM pre-assessment, the development not occupied until a BRE issued post Construction Certificate has been submitted and 10% renewables compliance.

9.154 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. **(Condition 35- BREEAM, Condition 45-BREEAM, and Condition 46-Renewables 10% Detail Compliance).**

Biodiversity

9.155 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.

- 9.156 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by Chapter 7: Ecology and Biodiversity within the Environment Statement (LDA Design, July 2023), Bat Survey Addendum (Ecology Solutions, October 2023), Biodiversity Net Gain Assessment (Ecology Solutions, November 2023) and Biodiversity Net Gain Metric.
- 9.157 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.
- 9.158 The proposed development would result in a decrease of 5.50% in habitat units, an increase of 26.80% in hedgerow units and no change in watercourse units. The applicant will provide for a 10% off-site Biodiversity Net Gain provision.
- 9.159 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. **(Condition 6- Construction Ecological Management Plan, Condition 11 Ecological Enhancement and Condition 12 Biodiversity Net Gain).**

Water Management and Flood Risk

- 9.160 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. 165, 167, 173 and 175 of the NPPF are relevant.
- 9.161 Policy CC/4 requires new development to be water efficient and demonstrate a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable.
- 9.162 Policy CC/7 requires all developments to protect and enhance water quality, including demonstrating there is an adequate supply of water, that the quality of ground, surface or water bodies will not be harmed, as well as providing sewerage and land drainage systems to serve the development.

- 9.163 These policies are supplemented by the Cambridgeshire Flood and Water SPD, and paragraphs 180 and 181 of the NPPF.
- 9.164 The site is in Flood Zone 1 (low risk) with the northern part of the site lying within flood zones 2 and 3 (medium and high risk) with the River Cam running close to the northern boundary of the site. The applicants have submitted a Flood Risk Assessment and Drainage Strategy. The Local Lead Flood Authority have raised no objection in principle and commented that the surface water from the proposal can be managed through the use of an attenuation basin and permeable paving restricting surface water discharge to QBAR. Anglian Water have raised no objections subject to conditions in regard to a phasing plan and on-site foul water drainage. **(Condition 36- Foul Water Drainage).**
- 9.165 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. **(Condition 24 – Surface Run Off and Condition 25- Additional Surface Water Run Off).**

Water Resources

Policy Context

- 9.166 Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 Regulation 33 places a statutory duty on public bodies, including district councils, to have regard to the river basin management plan for that district.
- 9.167 Paragraph 20 of the NPPF sets out that that strategic policies should, amongst other things, set out a strategy for and make sufficient provision of infrastructure for water supply, for the conservation and enhancement of the natural environment, and climate change mitigation and adaptation.
- 9.168 Paragraph 159 of the NPPF sets out that plans should take a proactive approach to climate change mitigation and adaptation, accounting for long-term implications to, amongst other things, water supply and biodiversity.
- 9.169 Paragraph 180 of the NPPF sets out that policies and decisions should contribute to and enhance the natural and local environment and that “development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.”
- 9.170 The Planning Practice Guidance (PPG) also contains a section on water supply, wastewater, and water quality. This highlights that the Water Environment Regulations 2017 set out requirements to, amongst other things, protect, enhance and restore water bodies to ‘good’ status (NPPG, 34-001-20161116).

9.171 The PPG goes on to describe how water supply should be considered through the planning application process, setting out that water supply should normally be addressed through strategic policies, but that there are exceptions that may require water supply to be considered through the planning application process, including whether a plan requires enhanced water efficiency in new developments (NPPG, 34-016- 20140306). South Cambridgeshire LP 2018 policies CC/7, CC/8 and CC/9 provide for the water efficiency related exception allowing for water supply to be considered.

Background

9.172 The EA set out that reductions in water use and increases in supply are required to mitigate the risk to water bodies and ensure abstraction is at a sustainable level. Cambridge Water's latest revised Water Resource Management Plan (dWRMP24) (published February 2024) is intended to ensure there is a sustainable supply of potable water to meet existing and planned demand. The EA has raised concerns about the ability of Cambridge Water to achieve this. These set out that the risk of deterioration to water bodies is most acute in the period 2025-2032, where Cambridge Water rely on demand management options.

9.173 Noting the Governments recent establishment of a Water Scarcity Group, the EA's previous response to the draft RMP24 makes clear that although there is now a significant focus at a national level to resolve Cambridge's water scarcity issues and the associated risk of deterioration, at this point in time, a satisfactory suite of measures required to overcome objections to the dWRMP24 have not been confirmed.

9.174 On 06 March 2024 central Government published two statements on the issue of water resources in the Greater Cambridge Area:

- [Joint written statement on addressing water scarcity in Greater Cambridge - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statements/joint-written-statement-on-addressing-water-scarcity-in-greater-cambridge)
- [Written ministerial statement on aAddressing water scarcity in Greater Cambridge: update on government measures - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statements/written-ministerial-statement-on-addressing-water-scarcity-in-greater-cambridge-update-on-government-measures)

Officers consider that these are material planning considerations which carry some weight.

9.175 The joint statement on water scarcity in Greater Cambridge highlights that:

- Cambridge Water's previous draft WRMP was not able to satisfactorily demonstrate that there was enough water to supply all of the new properties contained in the emerging joint Local Plan without risk of deterioration of the local water environment, including chalk streams.

- Expect Cambridge Water to publish and deliver a WRMP to provide a sustainable, safe, sufficient supply of water to meet all planned development in the future across the Cambridge area. The water company will need to work closely with other water companies to ensure delivery of major new water resource infrastructure. This includes working with Anglian Water and Affinity Water to develop new transfer of water to Cambridge from Grafham Water, and supporting work from Anglian Water, to develop a new reservoir in the Fens.
- For sites where environmental concerns have been raised through the planning process, we must continue to explore how to support sustainable development to come forward.

The Proposal

- 9.176 Policy CC/4 of the Local Plan requires new development to be water efficient and demonstrate a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable. However, Policy CC/4 was based on the evidence that was available at the time of the preparation of the Local Plan. Since that time, the EA has considered the impact of changes to abstraction licences in Greater Cambridgeshire, underpinned by evidence that groundwater abstractions are causing a risk of deterioration of some water bodies. The EA has advised that some of the growth included in Local Plans based on CWC's WRMP19 is unsustainable.
- 9.177 Policy CC/7 of the Local Plan also requires all development proposals to demonstrate that, inter alia, the quality of ground, surface or water bodies will not be harmed.
- 9.178 The applicant has submitted Chapter 16: Water Resources as part of the Environmental Statement (LDA Design, July 2023), a Response to EA Objection: Water Use Document was submitted in November 2023 (ScotchPartners) and 2nd Response to Environment Agency Objection Water Use Document was submitted in January 2024 (ScotchPartners) to address the Environment Agency's comments. In addition, a Water Consumption Study (Scotch Partners, February 2024) has been submitted to compare the estimated water consumption for the proposed scheme, historic water abstraction by the waste water treatment plant and for the consent housing scheme under planning consent (S/2184/16/OL).
- 9.179 The proposal seeks to achieve the maximum Wat01 5 credits under the BREEAM New Construction 2018. The Design Code has been updated to state that the proposal will demonstrate achievement of 5 Wat01 BREEAM credits. The landscaping proposals will incorporate planting which can cope with longer periods of drought following the bedding in period, which will reduce the need

for irrigation. Where irrigation is needed, it will be specified with rain sensors or other suitable controls in line with BRREAM Wat04 compliance. The development will achieve the maximum 1 credit under Wat04. The proposal will install water efficient fixtures such as dual flush toilets and water efficient taps and use water harvesting and grey water recycling to reduce water consumption. In addition, an Aquality water recycling system is being considered to be used as part of the development.

- 9.180 In this case, and given the scale of development of the proposal (31,868m² (GIA)) the applicant has provided supporting information in the submitted Water Consumption Study (Scotch Partners, February 2024) which details the overall potable water consumption, with the waste water treatment plant having an annual potable water consumption of 5,840,000 cubic litres, the approved housing development having an annual potable water consumption of 3,784,320 litres and the proposed scheme having an annual potable water consumption of 2,950,486 litres. The catchment area covers approximately 3664km² which supplies an annual 341 million cubic metres of water to the area, which averages out to an annual water consumption of 931/m². The proposal is predicted to consume 2,950,486 litres of potable water per annum across 20.3 hectares of redevelopment which equates to an annual potable water consumption of 14.51/m², which when compared to the catchment area will use 82% less potable water than the average.
- 9.181 The Environment Agency have maintained their objection to the proposal on the grounds that the proposed development may individually and/or in combination with the other proposed development increase abstraction and risk deterioration to water bodies in the Greater Cambridge area because of the additional demand for potable water use.
- 9.182 The Council's Sustainability Officer in their comments state that the applicant has confirmed the water conservation measures will be put in place to ensure the proposed development achieves maximum credits from BREEAM, categories WAT01 and WAT04 which is welcomed and recommends conditions to ensure these standards.
- 9.183 This application is not EIA development and, notwithstanding the objection from the EA, officers acknowledge that the development will result in a decrease in water demand compared to the waste water treatment plant and the extant approved housing development, which will reduce the strain on water resources and the environment. Officers are of the view that the applicants have, within their control, appropriately addressed the issue of water demand and sought to minimise the environmental impacts of their scheme. As such, acknowledging the objection from the EA, this matter is for Committee in exercising their planning judgement when weighing in the balance the planning benefits of the scheme that would arise. Officers' view is that the planning balance in this regard is favourable, in consideration of the requirements and the extent of the scheme's

compliance with policies CC/7, CC/8, CC/9, the Greater Cambridge Sustainable Design and Construction SPD 2020 and NPPF and NPPG advice as set out above. Move contaminated land section up to here.

Highway Safety and Transport Impacts

- 9.184 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.
- 9.185 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.
- 9.186 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.
- 9.187 The application is supported by a Transport Assessment (kmc transport planning, August 2023) and Framework Site-Wide Travel Plan (kmc transport planning, August 2023).
- 9.188 Access to the site would be through provision of a new access arm that connects to the existing junction arrangement on the A10. A new 4 metre wide toucan crossing is designed across the site access arm. The existing 2.5 metre wide footways to the south of the access are proposed to be widened into the carriage way to facilitate a 3 metre wide shared footway/cycleway plus 1 metre verge. North of the access, the existing 2 metre wide footway is proposed to be widened into the carriageway to facilitate a 3 metre wide shared footway/cycleway plus 0.5 metre wide verge.
- 9.189 The access road will be increased to 6.5 metres wide with a 3 metre shared user path on the south side to accommodate pedestrian movement along the access road to the car park and a 3 metre shared footway and cycleway is proposed to the north side of the access road.
- 9.190 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, County Transport Assessment Team and Active Travel England who raise no objection to the proposal subject to conditions and S106 mitigation. **(Condition 13- Traffic Management Plan. Condition 38- Junction Arrangement, Condition 40- Pedestrian and Cycle Route, Condition 41-Details of Minibus Service, Condition 48-Falls and Levels of Vehicular Access, Condition 49- Gross Weight Limit-Construction**

Vehicles and Condition 50- Demolition and Construction Vehicles Entering and Exiting)

- 9.191 Highways England have commented that they raise no objection and request a condition in regard to a detailed travel plan to secure ongoing monitoring of the proposed measures to mitigate against a severe or unacceptable impact on the M11 junction 11. **(Condition 16-Travel Plan).**
- 9.192 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 NPPF advice.

Cycle and Car Parking Provision

- 9.193 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. **(Condition 15- Cycle Parking and Condition 39- Cycle Parking).**

Cycle Parking

- 9.194 Policy TI/3 requires 1 space per 30m² is provided for B1 Business use and 1 space per 25m² for D2 Leisure use. The proposal will provide 306 cycle spaces, which will allow for 257 employee spaces, 26 visitor spaces for the life science use, 13 oversized spaces and 10 visitor spaces for the amenity building. The proposed level of cycle parking is much less than the policy requirement, however the County Local Highways Authority has commented that with a daily amount of 833 employees on site at any one time, the cycle parking allows for a cycle mode share of 31%. A condition shall be added to require cycle parking to be agreed at each reserved matters for the buildings coming forward and based on Travel Plan data from any occupied buildings.
- 9.195 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one rapid EV Charge Point per 1,000m² of floor space and 1 slow EV charge point per 2 spaces for and passive provision for the remaining spaces to provide capability for increasing provision in the future. 30 fast charging points are proposed and 165 slow EV charge points and which is acceptable. **(Condition 14- Walking and Cycle Infrastructure, Condition 47- Electric Vehicle Charge Point Scheme).**

Car Parking

- 9.196 Policy TI/3 requires that 1 car parking space is proposed per 30m² for B1 Business use and 1 car space per 22m² is proposed for the F2(b)(c)) Local Community use. 330 car parking spaces are proposed within the car park sited to

the front of the proposed buildings, within this figure, 17 spaces are to be blue badge spaces sited adjacent to the buildings. The proposed level of car parking would equate to 1 space per 97m², which is significantly below the policy requirement.

- 9.197 The proposed distribution of trips derived from the 2011 census data, details that 46% of trips are from the M11 north, 26% from the A10 south, 13% from east via Newton and 7% from the city direction, which results in a distribution of 56% from the M11 direction and 44% from the A10 south direction at the site access.
- 9.198 The County Council Transport Assessment Team in their comments state that the proposed parking level is much lower than the parking standards and it is expected that the site will have 1189 employees based on 1 employee per 28m², with 70% of employees on site at any one time, equating to a daily amount of 833 employees. From the 2021 census data, 39% of residents over 16 and in employment work mainly at or from home and 64% of residents that travel to work do so by car. Given the close proximity of the nearby proposed South West Travel Hub, two railway stations, the staff shuttle bus link and Melbourn greenway, the Transport Assessment Team consider that the proposed provision of parking is appropriate for the location.
- 9.199 The County Transport Assessment Team have recommended that a car park management plan including the allocation of parking spaces, car sharing spaces and the monitoring of parking demand on and off site shall be included within any Section 106 Agreement.
- 9.200 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.

Neighbour Amenity

- 9.201 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.
- 9.202 For the Outline application, matters of appearance are reserved, therefore the appearance of the development is not known at this stage.
- 9.203 Given the separation between the proposed built form of the development and the nearby existing residential properties at approximately 280 metres and 218 metres from the proposed amenity building, the proposal is unlikely to result in any unduly overbearing impact, significant loss of light, loss or privacy or unacceptable levels of noise and disturbance and harm from lighting to the adjacent neighbouring properties.

9.204 The proposal would therefore comply with Policy HQ/1(n) of the Local Plan. **(Condition 54- Delivery Hours and Condition 55 Removal of Permitted Development Rights).**

Health Impacts of new and existing residents

9.205 The Health Development Officer has commented on the scheme and the submitted Health Impact Assessment (Hardisty Jones Associates, July 2023) and comments that they are satisfied that due consideration has been made to the impacts both positive and negative on existing and future residents of the site.

Construction and Environmental Health Impacts

9.206 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.

9.207 The Council's Environmental Health and Contaminated Land Team have assessed the application and recommended conditions are attached to ensure appropriate mitigation during the construction period and necessary mitigation with regard to the potential land contamination. **(Condition 5- Ground Works and Soil Movement, Condition 7- Dust Management Plan, Condition 8- Piling, Condition 9- Construction Programme, Condition 17- Lighting, Condition 32- Materials Management Plan, Condition 42- Lighting Design, Condition 44-Noise Assessment and Insulation and Mitigation).**

9.208 The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

Contaminated Land

9.209 The site is heavily contaminated as it was previously used in relation to the former Bayer Crop Science Waste Water Treatment Works and is designated as contaminated land under Part IIA of the Environmental Protection Act 1990.

9.210 The application is supported by a Preliminary Risk Assessment and Detailed Quantitative Risk Assessment (Vertase FLI, July 2023), Communication Strategy (Vertase FLI, November 2022) and Chapters 6,12,13,14,14.2 and Non-Technical Summary in the Environment Statement, LDA Design, July 2023.

9.211 The Contamination Officer has commented that they are satisfied with the information submitted and recommends conditions in regard to a dust

management plan for the construction phase of development, communication strategy, satisfactory risk assessment and remedial targets, remediation method statement, verification document for main phase of remediation, requirement for a verification plan for the final cover system element of remediation/soil import and verification documentation for the cover system element of remediation, unexpected contamination and materials management plan. **(Condition 18- Remediation Strategy, Condition 20-Construction Phase Remediation Method Statement and Verification Plan, Condition 21- Monitoring and Maintenance Plan Contamination, Condition 22-Communication Strategy, Condition 23- Odour Management Plan, Condition 43- Verification Report, Condition 20- Construction Phase Verification Report, Condition 51Contamination not previously identified).**

Environmental Impact Assessment

9.212 No formal screening of the proposed development has been undertaken by the Local Planning Authority. The applicant considers the proposed development is an urban development project which constitutes EIA Development under Schedule 2 Part 10b of the EIA Regulations due to its size, scale and nature and as a result, an Environmental Impact Assessment has been undertaken voluntarily by the applicant.

Alternative Sites

9.213 The application is supported by an Alternative Sites Assessment (Bidwells, August 2023). The assessment sets out that they sought to identify all suitable, available and achievable sites for the proposed development within the South Cambridgeshire and Cambridge City Local Authority boundary.

9.214The sites were sourced from the Housing and Economic Land Availability Assessment (HELAA)

9.215 Of the 731 individual sites which were assessed as part of the HELAA, 94 sites were assessed and this was reduced down to 27 potential sites, with 9 sites removed because they were located outside of the defined search area. 18 potential alternative sites were assessed as part of the study.

9.216 The Assessment concludes that there are no reasonably alternative sites which could accommodate the proposed development and its intended purpose for a new life science centre. The reasons being they were either already committed for alternative forms of development by existing planning permissions or policy designations or they were incapable of accommodating the development because they were not of a comparable size or capacity, designated as undeveloped in the Green Belt.

Third Party Representations

9.217 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
Request for sports pavilion to remain in the control of the Parish	This is the case and not a material planning matter.
Request to have a squash court back and bowls rink.	This is not a material planning matter.

Planning Obligations (S106)

9.218 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.

9.219 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.

9.220 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.

Heads of Terms

9.221 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary table below:

Obligation	Contribution / Term	Trigger
Travel Plan	Monitoring of travel mode shares and cycle parking use	Prior to Occupation

Car Park Management Plan	Monitoring of parking demand on and off site	Prior to Occupation
Transport Mitigation	£682,000 towards the Melbourn Greenway and/or South West Travel Hub	Prior to Occupation of each phase. In instalments for each phase of development in proportion to the overall amount in each phase
Transport Mitigation	Submission of Transport Note detailing the vehicle trip generation with a trip cap for vehicles	When Reserved Matters are submitted for each phase or prior to commencement of construction of each phase.
Bus Shelters Maintenance/New Bus Shelters	£20,000 to Hauxton Parish Council for maintenance of new bus shelters on Church Road	Prior to Occupation
Waiting restrictions	£5,000 for additional waiting restrictions in the surrounding area	Prior to Occupation
Two New Bus Shelters	Install two new bus shelters at the two bus stops on Church Road near to the A10	Prior to Occupation
South Cambridgeshire District Council S106 Administration, Monitoring and Compliance	Administration, Monitoring and Compliance	TBC

Transport

9.222 Cambridge County Council, Transport Assessment Team have requested as part of a S106 Agreement, that the developer is required to submit a Travel Plan to monitor the travel mode shares and cycle parking use, a Car Park Management Plan including monitoring of parking demand on and off site, a contribution of £802,000 towards the Melbourn Greenway and/or South West Travel Hub, submission of a Transport Note detailing trip generation with a trip cap for vehicles prior to commencement of each phase, a contribution of £20,000 to Hauxton Parish Council for maintenance of the new bus shelters on Church Road, a contribution of £5,000 to be used for additional waiting restrictions in the

surround area and to install two new bus shelters at the two bus stops on Church Road near to the A10.

- 9.223 The applicant is willing to enter into a S106 planning obligation with regards to transport infrastructure and monitoring costs and for the trigger for payment to be prior to occupation of the development.
- 9.224 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).

Planning Balance

- 9.225 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).
- 9.226 The site lies outside of the Hauxton development framework and within the countryside. It is an unallocated site in the Local Plan, therefore there is not an assumption in favour of development on the basis of section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.227 The proposed development would constitute inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 9.228 The NPPF is clear that, when considering any 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.
- 9.229 In addition to the harm by reason of inappropriateness, the proposal is also considered to result in harm by virtue of the loss of openness of the Green Belt, conflict with the purposes of the Green Belt, detrimental impact on the character of the area and an adverse impact to landscape character.
- 9.230 The Environment Agency objects to the proposal on the grounds of the development individually, and/or in combination with other proposed development in Greater Cambridge, increasing abstraction and risk deterioration to water bodies in the Greater Cambridge area because of the additional demand for potable water use.

- 9.231 Officers acknowledge that the proposal will result in a decrease in water demand than the waste water treatment plant and approved housing development under application (S/2184/16/OL), which will reduce the strain on water resources and the environment.
- 9.232 In terms of harm, the proposal would be significantly higher and larger in scale when compared to the buildings and structures which exist on site and the extant two storey residential scheme under application (S/2184/16/OL). The proposed level of car parking would be significantly lower than the indicative standards as set out in parking policy. However, the County Transport Assessment Team accept the proposed lower level of car parking as this would promote sustainable modes of travel to the site and given the close proximity to the Park and Ride, with the inclusion of more car parking being harmful to the Green Belt.
- 9.233 Significant weight is given to the harm caused to the Green Belt by reason of inappropriateness. Significant weight is given to the harm caused to the loss of openness to the Green Belt while significant weight is also given to the harm caused to the conflict with the purposes of the Green Belt.
- 9.234 Substantial weight is afforded to the overall harm to the Green Belt. Officers attribute significant weight to the harm to the character and appearance of the area and significant weight to the adverse harm to landscape character arising from the development
- 9.235 The determination of whether very special circumstances exist is a matter of planning judgement, based on a consideration of all relevant matters. However, very special circumstances cannot exist unless the harm to the Green Belt, and any other harm, is clearly outweighed by other considerations, as set out in paragraph 153 of the NPPF. Consequently, for the development to be supported, the overall balance would have to favour the proposal, not just marginally, but decisively.
- 9.236 In terms of economic benefits, the proposed development would provide 31,868m² (GIA) of laboratory and office space, to allow a purpose built space for small and medium-sized scientific companies, allowing R&D businesses to grow and leading to economic growth within a cluster. The proposal would fill the market gap between the incubator locations and large corporates. The proposal would support 1,190 employees within the life science campus and the level of employment would support £36 million per annum in earnings. The proposed location would provide opportunities for collaboration with well-established Life Science Parks in and around South Cambridgeshire, notably Cambridge Biomedical Campus. This should be afforded significant weight as a benefit.
- 9.237 For the social benefits, the proposal would provide a new extensive landscaped country park with significantly improved public access for walking, cycling and

informal recreation and provision of a new amenity building and shared car parking for both the campus and for the local community associated with the existing sports ground. Provision of the new extensive landscaped country park should be afforded significant weight and provision of a new amenity building moderate weight as a benefit.

9.238 In terms of the environmental benefits, the proposal would result in the delivery of a comprehensive remediation scheme for the heavily contaminated site, improve the visual amenity by removing unsightly existing structures, making safe the site which currently poses a risk to human, result in planting, habitat enhancement and ecological improvements. This should be afforded limited weight as a benefit given these have already been considered as a very special circumstance under the approved outline residential scheme under planning reference (S/2184/16/OL) and which would be delivered under this approval.

9.239 In weighing the overall planning balance, it is considered that the very special circumstances would on balance outweigh the harm by reason of inappropriateness and the harm by virtue of the loss of openness of the Green Belt, conflict with the purposes of the Green Belt, detrimental impact on the character of the area and an adverse impact to landscape character, as required by paragraph 153 of the NPPF.

9.240 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 on balance is recommended for approval.

10. Recommendation

10.1 Approve subject to:

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

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

-In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

11. Planning Conditions

Time Limit

1. Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Outline Planning Permission- Reserved Matters

2. No development shall commence until details of the appearance and landscaping (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

Approved Plans

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

22-088-PL001- Site Location Plan

22-088-A-002-A Proposed Masterplan

22-088-A-007-F Parameter Plan- Maximum Building Heights

22-088-A-008-F Parameter Plan- Access and Connection

22-088-A-009-C Parameter Plan- Remediation and Demolition

22-088-A-010H Parameter Plan- Land Use and Layout

22-088-A-011-F Parameter Plan- Phasing Plan

22-088-A-010-H Parameter Plan-Land Use and Layout

KMC22082/019(1) Rev B Proposed Highway Improvements General Arrangements

KMC22082/019 (2) Rev B Proposed Highway Improvements Vehicular Swept Paths Analysis using FTA Design Articulated Vehicle

KMC22082/019 (3) Rev B Proposed Highway Improvements Vehicular Swept Paths Analysis using 18.5 m New Longer Semi trailer (trial version only)

Design Code 05(Rev C) 15 January 2024

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.

Site Wide Phasing

4. As part of or prior to the determination of the first Reserved Matters applications, a Site-wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site-wide Phasing Plan shall provide broad details of the intended phasing of development across the entire area; and be updated alongside any future reserved matters submissions in the event that an update is required. The development shall be carried out in accordance with the approved Site-wide Phasing Plan, or any subsequent amended plan pursuant to this condition.

Reason: To ensure the development is delivered in a structured way and to aid the discharge of conditions.

Ground Works and Soil Movement

5. No development shall take place, including archaeology, until the details of all groundworks and soil movement relating to the development are submitted to and approved in writing by the local authority. Details should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary).

All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Construction Ecological Management Plan

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

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

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

Reason: To 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.

Dust Management Plan

- 7. No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/14 of the South Cambridgeshire Local Plan 2018.

Piling

- 8. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

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

Construction Programme

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

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

Archaeology

10. 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 Policy NH/14 of the South Cambridgeshire Local Plan 2018 and in the National Planning Policy Framework (MHCLG 2023).

Ecological Enhancement

11. Prior to or concurrently with the submission of the first approval of reserved matters 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.

Biodiversity Net Gain

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.

Construction Traffic Management Plan

13. No demolition or construction works (Including any temporary or enabling works, for example ground works and vegetation clearance) shall commence on site until a Construction Traffic Management Plan (CTMP) has been agreed with the Local Planning Authority in consultation with the Local Highway Authority. The Local Highway Authority requests that the CTMP 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 principal areas of concern that should be addressed are:
- i. Movements, control, and timings of all muck away lorries and delivery lorries/vehicles. All loading and unloading shall be undertaken off the adopted public highway.
 - ii. The proposed access to be used by demolition, construction, and delivery vehicles on to the site shall be fully constructed to Local Highway Authority specifications and operational prior to commencing any works on site.
 - iii. Contractor parking, for both demolition and construction phases 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 etc.
 - 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 in the CTMP 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) shall be repaired in a timely manner at no expense to the Local Highway Authority. Additionally, prior to commencing any works on site, highway condition surveys may be required between the site and along the nearest public highway deemed suitable to cater for demolition and construction traffic.

The CTMP 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 CTMP shall be adhered to throughout any demolition and construction periods for the proposed development.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Walking and Cycling Infrastructure

14.No development shall commence until details of the pedestrian and cycle infrastructure shown in principle in the Parameter Plan – Access and Connection (drawing number 22-088-A-008-F) including: the provision of the Greenway to connect to the proposed Mobility Hub to the north and link to Haslingfield Greenway and public footpath to the south-west; internal pedestrian and cycle links; and the accesses onto the A10, have been submitted to and approved in writing by the local planning authority. The details shall be submitted in accordance with guidance contained in LTN 1/20 on Cycle Infrastructure Design and Manual for Streets, and shall include details of the following:

- (a) Surfacing, which should be bound and sealed
- (b) Lighting, taking into account the safety and security of the users and the likely high use between the proposed Mobility Hub and the site
- (c) The structures over the two water courses to the north of the site
- (d) Widths and segregation of footways and cycleways in accordance with LTN 1/20 The development shall not be occupied until the walking and cycling infrastructure has been constructed and completed in accordance with the approved details.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018, Paragraph 116 of the NPPF and national design guidance in LTN 1/20 and Manual for Streets.

Cycle Parking

15. Prior to occupation of the development (or phase of), details of facilities for the secure parking of cycles for use in connection with the building shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018, Paragraph 116 of the NPPF and national design guidance in LTN 1/20 and Manual for Streets.

Travel Plan

16. No occupation of the development, or phase of, shall commence until a Travel Plan and Parking Management Plan for that phase within the development as agreed in the Site Wide Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall specify:

- i) the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking;
- ii) how the car parking spaces are distributed and allocated to the employees of the site;
- iii) how the car parking within the site is to be managed and enforced so that it only occurs within designated vehicular parking bays/ locations;
- iv) how the proposed measures are to be published to potential occupiers; and
- v) how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority including monitoring reports for up to five years following first occupation.
- vi) the inclusion of a feedback mechanism, allowing for the alteration of working methods/ management prescriptions should the monitoring deem it necessary.

The Travel Plan and Parking Management Plan shall be implemented and monitored as approved upon the occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

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

Lighting

17. Prior to the commencement of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, Security lighting and an assessment of impact on any sensitive residential premises off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full Isolux contour map / diagrams showing the predicted illuminance in the horizontal and Vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

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

Reason: To 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.

Remediation Strategy

18.No remediation or development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses of the site
 - all potential contaminants associated with those uses
 - a conceptual site model (CSM) of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based upon (1), to provide information for a detailed quantitative assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and detailed quantitative risk assessment referred to in (2), a revised CSM and an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. Detailed and comprehensive feasibility, sustainability and cost benefit analysis reports to justify the selection of technologies and remedial targets shall be provided.
4. A verification plan, providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete, and identifying any requirements for longer-term monitoring of pollutant linkages and ecology monitoring of the River Cam, together with maintenance requirements and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution and 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 and Paragraph 180 of the National Planning Policy Framework 2023.

Verification Report

19. Prior to any part of the permitted development being occupied/brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met, and a post-remediation detailed quantitative risk assessment including a revised CSM and the need for any construction phase remedial requirements.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete and 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 and Paragraph 180 of the National Planning Policy Framework.

Construction Phase Remediation Method Statement and Verification Plan

20. Prior to commencement of development a:

1. Construction Phase Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination based upon a post-remediation detailed quantitative risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

2. Construction Phase Verification Plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation method statement are complete shall be submitted to and approved in writing by the Local Planning Authority.

3. Construction Phase Verification report demonstrating the completion of works set out in the approved remediation method statement and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

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.

Monitoring and Maintenance Plan Contamination

21. The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures in accordance with paragraph 180 of the National Planning Policy Framework.

Communications Strategy

22. Prior to the removal of structures from the site, demolition, remediation or commencement of development, a strategy setting out measures to communicate with people in the local area during the site clearance, remediation and construction phases of the development (Communications Strategy) shall be submitted to and approved in writing by the Local Authority. The Communications Strategy shall thereafter be fully carried out for the full duration of the site clearance, remediation and construction phases of the development.

Reason: In the interests of clear communication with local people to ensure public understanding of the development and a minimisation of the impact on neighbours and local people in accordance with policies HQ/1 of the South Cambridgeshire Local Plan 2018.

Odour Management Plan

23. Prior to the commencement of any remediation or development, a scheme for the provision and implementation of odour management (Odour Management Plan) shall be submitted to and approved in writing by the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

Reason: To prevent the increased risk of pollution to the air environment and impact on human senses in accordance with policies SC/10, SC/11 and SC/13 of the South Cambridgeshire Local Plan 2018.

Surface Water Run Off

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

The scheme shall be based upon the principles within the agreed Flood Risk Assessment Report prepared by MNP (ref: 222405-MNP-XX-XX-RP-C-0001) dated October 2023 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Full details of the maintenance/adoption of the surface water drainage system;
- i) Permissions to connect to a receiving watercourse or sewer;

j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

Reason To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

Additional Surface Water Run Off

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

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

Community Use Agreement

26. No development shall commence on the construction of the amenity building until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the amenity building, sports pitches, cricket nets and tennis courts and shall include details of pricing policy, hours of use, access by the community, management responsibilities and a mechanism for review. The amenity building shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Section 8 of the NPPF.

External Materials

27. No development within each phase of the development as agreed in the Site Wide Phasing Plan 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. 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.

Sample Panel

28. No brickwork above ground level within each phase of the development as agreed in the Site Wide Phasing Plan shall be laid until a sample panel; has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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

Bridge Details

29. No development shall take place above ground level, except for demolition, until details of the two bridges proposed which would cross the main channel and a tributary of the River Cam to the north have been submitted to and approved in writing by the local planning authority. The bridges thereafter shall be constructed in the first phase of development.

The details shall include the design, details of the size and height, lighting and materials for the external surfaces 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.

Public Art

30. No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority.

The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development in accordance with policy HQ/2 of the South Cambridgeshire Local Plan 2018.

Hard and Soft Landscaping

31.No development above ground level, other than demolition, within each phase of the development as agreed in the Site Wide Phasing Plan shall commence until details of a hard and soft landscaping scheme including the strategic and communal areas 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.

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.

Materials Management Plan

32. Prior to importation or reuse of material for the development (or phase of), a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

(i) Include details of the volumes and types of material proposed to be imported or reused on site;

(ii) Include details of the proposed source(s) of the imported or reused material;

(iii) Include an inspection and sampling strategy for the testing of excavation formations;

(iv) Include a stockpile validation strategy;

(v) Include details of the chemical testing for ALL material to be undertaken before placement onto the site;

(vi) Include the results of the chemical testing which must show the material is suitable for use on the development;

(vii) Include details of arisings processing;

(viii) Include a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (i) to (vii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action; and, confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works shall be undertaken in accordance with the approved document.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses and to ensure that no unsuitable material is brought onto or used within the site in the interest of

environmental and public safety in accordance with policy SC/11 of the South Cambridgeshire Local Plan 2018, the National Planning Policy Framework (NPPF) and Environment Agency Groundwater Protection: Principles and Practice (GP3).

Roof Top Plant Design

33. The roof plant/equipment within each phase of the development as agreed in the Parameter Plan-Phasing Plan shall not be installed until details of the plant/equipment have been submitted to and approved in writing by the local planning authority. The details shall include the type, dimensions, materials, location, and means of fixing. The development of that phase shall be carried out, and maintained, 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.

Location of Flues

34. The flues within each building within each phase of the development as agreed in the Parameter Plan-Phasing Plan shall not be installed until details of the location of the flues have been submitted to and approved in writing by the local planning authority. The development of that phase shall be carried out, and maintained, 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.

BREEAM

35. All future reserved matters applications for the appearance and landscaping of the development shall be accompanied by a BREEAM pre-assessment prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, with maximum credits achieved for Wat 01.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings (South Cambridgeshire Local Plan 2018 Policy CC/1 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Foul Water Drainage

36. Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase,

the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

Fire Hydrants

37. No development above ground level shall commence within each phase of the development as agreed in the Site Wide Phasing Plan 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 in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Junction Arrangement

38. The proposed junction arrangement, as detailed in dwg. no. KMC22082/019(1), Rev B, dated 05.12.2023 (Proposed Highway Improvements General Arrangements), shall be constructed and fully operational prior to the occupation of any of the proposed development units and their intended use.

Reason: For the safe and effective operation of the highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Cycle Parking

39. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for a minimum of 306 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, materials, type and layout. Space shall also be allocated to allow for additional parking if required as demonstrated by monitoring through the travel plan. The facilities shall be provided 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.

Pedestrian and Cycle Route

40. Provision of the shared pedestrian and cycle route connecting the site to the shared use path between Harston and Trumpington Meadows to the north boundary shown in principle in the Parameter Plan – Access and Connection (drawing number 22-088-A-008-F), including lighting shall be implemented within one year of the first occupation of the first building.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Details of Minibus Service

41. Prior to the first occupation of the development (or first phase of) hereby permitted, details of the minibus service including hours of operation, number of services and days of service shall be submitted to and agreed in writing by the Local Planning Authority in consultation with Cambridgeshire County Council. The service shall be undertaken in accordance with the approved details. The minibus service shall be provided from the date of first occupation of the development and maintained in perpetuity unless it can be demonstrated and agreed in writing by the Local Planning Authority that the provision of the service is no longer required to achieve the required sustainable mode share of the site.

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

Lighting Design

42. Prior to operation a “lighting design strategy for biodiversity” features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

Reason: To 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.

Construction Phase Verification Report

43. Prior to any part of the permitted development being occupied/brought into use, a Construction Phase Verification Report demonstrating the completion of works set out in the approved construction phase remediation method statement and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling carried out in accordance with the approved verification plan to demonstrate that the site is suitable for use.

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

Noise Assessment and Insulation and Mitigation

44. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation / mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation / mitigation shall be carried out as approved and retained thereafter in accordance with the approved details.

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

BREEAM

45. The development hereby approved shall not be occupied within each phase of the development as agreed in the Site Wide Phasing Plan until a BRE issued post Construction Certificate has been submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings (South Cambridgeshire Local Plan 2018 Policy CC/1 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Renewables 10% Details Compliance

46. The approved renewable/low carbon energy technologies (as set out in the Energy Statement and/or as shown on the approved plans) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance programme, 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 and thereafter maintained in accordance with the approved details.

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

Electric Vehicle Charge Point Scheme

47. Details of an electric vehicle charge point scheme in accordance with the approved plans, within each phase of the development as agreed in the Site Wide Phasing Plan shall be submitted for approval, demonstrating the provision of dedicated active electric vehicle charge points and combination of charge point capacities shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Provision of dedicated electric vehicle charge points with a minimum power rating output of 7kW for all car parking spaces.
- Minimum of two rapid electric vehicle charge points, or two fast electric vehicle charge points (min 24kw capacity) should rapid charge points not be technically feasible.

The development shall be carried out in accordance with the approved Scheme and retained for the lifetime of the permission.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with policy TI/3 of the South Cambridgeshire Local Plan, the Greater Cambridge Sustainable Design and Construction SPD 2021 and the National Planning Policy Framework (NPPF 2023) paragraphs 107, 112, 174 and 186.

Falls and Levels of the Vehicular Access

48. The proposed vehicular access to the site shall be constructed so that its falls and levels are such that no private surface 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 surface 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 in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Gross Weight Limit- Construction Vehicles

49. Any demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs - 15.30hrs, Monday to Friday.

Reason: For the safe and effective operation of the highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Demolition and Construction Vehicles Entering and Exiting

50. All demolition and construction vehicles serving the site shall only turn right into the site from the A10 approaching from the north and left out of the site on to the northbound A10.

Reason: for the safe and effective operation of the highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Contamination not previously identified

51. If, during development, contamination not previously identified is found to be present at the site then no further development, unless otherwise agreed in writing with the local planning authority shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site and 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 and Paragraph 180 of the National Planning Policy Framework.

Amenity Building-completed and available in Phase 2

52. The amenity building hereby approved shall be completed and available for use in Phase 2 as shown on the Parameter Plan – Phasing Plan (Drw No: 22-088-A-011-E).

Reason: To ensure that the approved sports facility is secured and available for use in accordance with Section 8 of the NPPF.

Hours of Construction Work

53. No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

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

Delivery Hours

54. There should be no collections / from or deliveries to the site outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

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

Removal of Permitted Development Rights

55. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the buildings shown on the approved plans as Blocks 1,2,3,4,5 and 6 shall be used only for Class E(g)(i) Offices to carry out any operational or administrative functions and Class E(g)(ii) (Research and development) and the building shown as the Amenity Building (A) shall be used only for Class F2(b)(c) (Areas or places for outdoor sport or recreation) The buildings shall be used for no other purpose (including any other purposes in Class E or F 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 purposes may result in harm which would require re-examination

of its impact in accordance with Policies HQ/1 and E/13 of the South Cambridgeshire Local Plan 2018.

Informatives

Public Highways

1. 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.

Public Art

2. The applicant is advised that Policy HQ/2 of the South Cambridgeshire Local Plan and the Public Art SPD advocates community input into the public art process, and this should include meaningful input from the youth community. The emerging Greater Cambridge Statement of Community Involvement specifically requires youth engagement in all new development proposals, and this includes public art. The GCSCI also encourages the use of our GC Youth Engagement Service YES as part of the preapplication and DOC process.

Infiltration

3. Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. 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.

Signage

4. Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

Pollution Control

5. 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.

Amenity Building

6. The applicant is advised that the design and layout of the amenity building should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England and National Governing Bodies for Sport. Particular attention is drawn to Changing Pavilion Design Key Considerations | Football Foundation and <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/clubhouses>

Community Use Agreements

7. Guidance on preparing Community Use Agreements is available from Sport England. <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/community-use-agreements>

Anglian Water Assets Affected

8. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

Used Water Network

9. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Cadent Gas

10. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Archaeology

11. Partial discharge of the condition 10 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. A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges.

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

The Greater Cambridge Design Review Panel



Pre-application re: PPA/22/00056

**Former Waste Water Treatment Facility, Cambridge Road, Hauxton,
Cambridgeshire, CB22 5HT**

Thursday 11 May 2023, Hybrid meeting

Confidential

The [Cambridgeshire Quality Charter for Growth](#) sets out the core principles for the level of quality to be expected in new development across Cambridgeshire. The [Greater Cambridge Design Review Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Attendees

Panel Members:

Maggie Baddeley (Chair) - Planner and Chartered Surveyor
David Knight (Character, Connectivity) - Director at Cake Engineering
Leo Hammond (Character, Urban Design/Architecture) - Head of Design, London Borough of Newham
Helen Goodwin (Character, Community) - Head of Programmes, Design South East
Paul Bourgeois (Character, Climate) - Industrial Lead at Anglia Ruskin University
Steve McCoy (Character, Landscape)
Ian Johnson (Character, Conservation) – Manager for Heritage and Planning Compliance, Bedford Borough Council

Applicant & Design Team:

Rob Sadler – Foundation Capital Ventures (FCV)
Jason Matthews - FCV
Philip Allmendinger - FCV
Simon Green – Bidwells (Project Manager)
Jennie Hainsworth – Bidwells (Planning)
Chris Jones – BCR Infinity (Architect)
Monica Austin – BCR Infinity
Andrew Dowding – LDA (Landscape)
Susan Irwine – LDA
Elliot Page – KMC (Transport)
Kirsten Elder – Scotch Partnerships (Engineers)

LPA Officers:

Bonnie Kwok – Principal Urban Designer / Design Review Panel Manager
Katie Roberts – Executive Assistant / Panel Support Officer
Katie Christodoulides – Principal Planner
Susan Smith – Principal Conservation Officer
Bana Elzein – Principal Landscape Architect

Observer(s):

Emily Jacob - Landscape Architect
Rebecca Smith (Planning Team Leader)
Phil McIntosh (Planning Team Leader)

Declarations of Interest

The applicant's architect Chris Jones is a member of the Greater Cambridge Design Review Panel.

Previous Panel Reviews

None

Scheme Description

Demolition of existing structures and redevelopment to provide research and development (R and D) floorspace.

Site context

The proposed site is located fully outside of the Hauxton Village Development Framework and in the open countryside and Cambridge Green Belt. The site is heavily contaminated, having provided waste water treatment works that served the former Bayer Crop Science industrial premises on the eastern side of Cambridge Road; it is designated as contaminated land under Part IIA of the Environmental Protection Act 1990.

The site lies for the most part within Flood Zone 1, with the northern part of site being within Flood Zones 2 and 3; the River Cam runs close to the northern boundary of the site. The Bridleway Harston (116/1) runs south of the site in an east to west direction and connects Hauxton and Harston to Haslingfield.

Planning history

Outline planning permission was granted (for application reference S/2184/16/OL) on 29 January 2021, for the demolition of structures, remediation and redevelopment for up to 32 dwellings with new areas of open space, associated infrastructure and other associated works.

It should be noted that an approved parameter plan allows for a maximum of 2.5 storeys at a height of 9.3 metres above finished floor level, with a 10% tolerance.

Summary

The Panel endorses the level of ambition in the reviewed project; it is very clear that the applicant team is seeking to interweave the four 'C's' into the proposals for 'Discovery Park'. There are many positive elements of the proposal identified by the Panel: extending the Trumpington country park and nature reserve southwards over

the River Cam to give access to/ from it to the villages to the south and the development proposal is welcomed. The primacy of active travel and connectivity aims are likewise wholly supported, as the site needs to be well-connected.

The former water treatment works provide an exceptional opportunity, not just in terms of their redevelopment but also in their regeneration providing for the community. In particular, the Panel supports the idea of opening up the site to benefit the wider public. Integrating the Melbourn Greenway is vitally important to creating an integrated place; any design element that can also help to integrate the scheme with Hauxton village would also be welcome.

At present however, the proposals are disconnected both from the site's Green Belt and Hauxton village contexts. While the emerging scheme's masterplan, landscape and design are considered by the Panel to be much better than some other development proposals for life sciences, there is a clear potential for a 'softer' approach to be taken. The findings of the awaited landscape and visual impact, and heritage impact assessments should assist in this regard: if the degree of harm cannot be quantified, the levels of public benefits that are needed to outweigh that harm cannot be quantified.

It is currently proposed that a set of parameters (including height) would form part of an outline application; the proposed main access would be an unreserved matter. Additional illustrative material would be submitted alongside. In the Panel's view, an outline planning application in these terms ought not to be acceptable to the Local Planning Authority (LPA); its determination on the basis of the extent of illustrative material proposed would not provide sufficient certainty for delivery. A particular challenge for the LPA would be how to assess the outline application in relation to the National Planning Policy Framework (NPPF) for heritage assets. In the Panel's view, the application on submission needs to cover context, and to fix the footprint, the details of the landscape buffer, building heights and density. For these reasons, the Panel suggests that the submission of a full application should be preferred, or alternatively, a hybrid (part full, part outline) application considered.

If an outline application were to be pursued, it should be accompanied on submission by a design code, in order to be able to seek to convince the LPA of a commitment to the landscape, design and sustainability aspects of the reviewed scheme. As it would be better to put forward that detail now - otherwise there is too much risk for the Council and for the project – a full application is concluded by the Panel as being the most appropriate route for the applicant to take.

For all of the above reasons, a follow-up design review is recommended, prior to application submission.

Detailed comments

Character

While the applicant team's presentation successfully sets the site in the wider Cambridge and historical context, identifying a series of constraints and the spatial and qualitative principles of the scheme, the analysis and therefore the emerging proposal do not relate well to the more local, Hauxton history. A sequence of historical maps and photographs shows the changing scale of the village setting (as part of a more extensive cluster of villages), the historic field structure and the early/20th century patterns of local employment (relating first to Hauxton Mill and a public house, then to the Bayer Crop Science agrochemical factory). There has been a stated focus on the site's landscape setting but without a landscape and visual impact assessment (LVIA) or heritage impact assessment, neither can be commented on in detail by the Panel. Although the Panel can only say so much about heritage impact at this point, the site's proposed development with buildings that are taller than the existing structures may have an impact on the settings of the Grade II-listed Hauxton Watermill (vacant), the watermill bridge and Old Mill House (commercial). The Panel notes however that each of these listed buildings and the bridge are relatively enclosed and that the Cambridge Road has an obvious severance effect.

Green Belt

From the site visit and the applicant team's presentation, the Panel agrees that the proposal constitutes inappropriate development in the Green Belt. FCV, as an experienced developer of innovation space, together with the applicant team, have provided their views on the NPPF's 'very special circumstances' (VSC). They describe the emerging VSC and public benefits here as being: land decontamination and remediation (by Bridgemere); improving the visual amenity of the site; community benefits, including the improved sports facilities and country park offer; the opportunities for sustainable transport links; and the creation of local jobs (described as 'a key offer'). The Panel's overarching view is that the VSC here would appear to relate to the economic, environmental and architectural qualities of the project.

Landscape and views

The Panel has been informed that early pre-app conversations have been based on an analysis of four views - one being from the vacant site on the east of the A10 Cambridge Road – and several wire frame views have been presented. The design team intends now to work with urban design and landscape officers to agree verified views and then test them. But without this analysis and in the absence of an LVIA (under preparation), it is difficult for the Panel to comment on views - particularly

without accurate photomontages. In the abstract, there is a Panel perception that the proposed buildings will be quite tall, and visible. Their scale and height are an issue. In further progressing the proposals, consideration will need to be given to if/ how buildings pierce the skyline (see for example the Department of Chemistry building, Cambridge, with its distinctive chimneys).

The applicant team has referred to how discussions are underway with Jesus College and the Environment Agency, with regard not only to extending the Melbourn Greenway south westwards through the site but also north-eastwards, to link to the County Council's proposed South West Travel Hub. The link northwards falls outside of the applicant's ownership however, and with reference to the regrading that would be necessary for its facilitation, the Panel has considerable concerns regarding how the new site levels (including post-remediation) would work overall, and how the flood plain will be affected by this aspect of the proposed development in particular.

Despite the design team stating that the landscape is 'driving this new place', an unavoidable constraint is imposed by the need to remediate all of the contaminated, previously developed land on-site. The Panel notes that the contamination 'clean-up' will require a 2m excavation for removal of structures and their foundations, the soil to be washed through and then a 1m capping layer added. The proposal is then to 'replenish and enhance vegetation'; most of the trees (for the most part, category B) that are proposed for removal are here, in the centre of the site. The Panel notes that this is a necessity but has concerns for exactly how a 20% biodiversity net gain will be achieved, with the removal of so many trees - not only through the necessary remediation but also elsewhere on-site.

The Panel therefore suggests that if the design team does want to create a special place, regard should also be paid to creating a development that is inviting to all. While the previously developed land is being defined by its dereliction and graffiti, there is some element of character that could be imprinted on/ come through in the landscape. There is industrial heritage here that is/ was part of the place and remains in people's memories; it is clearly in evidence. The Panel therefore suggests the design team considering whether anything can be kept as tangible heritage in the new landscape, e.g. elements that could be seen on the cycle route as part of a less formal approach. References for this approach include how within Battersea Power Station and its riverside park, fragments of machinery have been installed, and at Landschaftspark Duisburg-Nord in Germany, the post-industrial park has extensively retained significant historic structures.

Currently, the global landscape precedents that are being cited are hard and formal, being urban and 'clean' in character. This Green Belt countryside area is different therefore the design team is urged to think about precedents that are truer, in being informal, 'soft' and rural'. 'Hard' is not of this place, as underlined by the applicant

team in referring to its extensive wildlife - and how, for example, the site could be used for hedgehog release in the future.

Masterplanning

The Panel perceives the proposal to have largely been a site planning exercise so far, with the applicant team working on a quantum of floorspace to create a campus. But campuses are institutional, and this development instead needs to create a feeling that belongs in this particular location. The proposed layout has been completely driven by life sciences and not by it becoming part of Hauxton. The Panel sees a clear opportunity for this development to be a different kind of place, with small 'sheds' rather than 'barns', that would speak the language of the smaller and less monolithic buildings in the village, i.e. expressing the scale of operation of small-scale start-up life sciences organisations in the form of the buildings.

The design team refers to the key design principles as being green and blue infrastructure and the Panel endorses the intention to bring the Trumpington Meadows open space down into the site. But there is a missed opportunity of it not connecting to Hauxton itself; without a clear link, it is uncertain how the Hauxton local community will feel about using Discovery Park as a route for accessing the country park.

From a masterplanning perspective, the existing sports field is a good starting point but as currently conceived, the masterplan shows a very large car park immediately adjacent and then at the western edge of the sports ground, there is a three-storey building (no. 2, at 4.5m per storey). The Panel is not convinced that as a consequence, an appropriate setting is being created for the village. The absence of an LVIA is an issue in this context, as it comes back to the capacity of site and then the size of car parking area. Without that assessment, it is not possible for the Panel to comment in any detail on masterplanning for footprint or height. By way of comparison and in terms of application parameters, the Panel has been advised by the applicant team that the footprint of the extant outline permission for up to 32 new homes would be less than one third of the proposed R and D buildings (of around 24,155 sqm net (27,870sqm gr.)).

As regards masterplanning for connectivity, the Panel endorses the intention to provide new routes that are effectively embedded in what is to be an employment site. However, the sequence and design objectives specifically of site entry from the A10 are questioned, noting the design team's references to it being a key point of arrival, it having formal geometries and a new series of trees lining the route. A formal, boulevard approach to the main site access road is not appropriate in the Panel's view. Instead, something more rural that can be likened to what is seen in surrounding villages should be considered.

Architecture

Recognising that this is a Green Belt site with the masterplanning intention of picking up on woodland along the river and strengthening western boundary planting to mitigate views from the west, the Panel advises that an alternative approach should be taken to screening the development. Instead, one of celebrating the architecture should be taken; in the Panel's way of thinking, it can be acceptable to see a building rising above the landscape. Being hidden is not necessarily the right approach to Green Belt development. If development is not to be hidden, the architecture has to be exceptional, with fully integrated sustainability elements.

The design team refers extensively to bringing the Green Belt landscape into the scheme, yet the layout is quite hard and the proposed buildings are very close together. Noting that the applicant team describes being at the stage of early design thinking, the Panel appreciates the explanation given of evolution to date. In summary, the first feasibility study was for a very geometric response, followed by looking at how it could be fragmented. Various further iterations then included a technical evaluation of footprints after early pre-apps, and how the buildings could be subdivided, adapted and future proofed while staying within the previously developed land zone as much as possible (including the area of existing bunds). Retaining the same footprint from pre-app 1, the design team has tested/ revised spaces between the buildings, and their sub-division and internal layouts for a different arrangement of suites, served by series of cores. A series of six 24m-wide buildings has resulted (the optimum dimension for offices/ dry labs/ wet labs), being described by the design team as embedded in the landscape. Building no.1 (the southernmost block, at two and three storeys) is 'T'-shaped to respond to an historic field boundary and intended to create a 'wonderful' arrival space. Blocks nos. 2 and 3 are parallel, three-storey north east/ south west-aligned buildings to the north east. According to the design team, the scheme then 'relaxes, with three 'structures' i.e. buildings (blocks nos. 5 and 6 being two-storey, and the northernmost block no. 4 is two- and three-storey), with 'fingers of green space between, to soften them'.

To be able to concur with the design team's descriptive language, the Panel considers that coming into the heart of the proposal, there should be much more extensive green landscaping, including more trees.

In terms of the buildings themselves, the Panel agrees that they can make 'a real contribution'. However, while understanding the 'barn' concept, the Panel's view is that this is out-of-scale with Hauxton. The design team refers to building nos. 1, 2 and 3 in terms of being closest to the site entrance and having a warm palette of materials, shutters/ screens changing the nature of their facades and brown zinc roof forms that would be very expressive. But a 'cliff edge' of buildings in terms of their predominantly three-storey bulk and massing is created on coming into the site. Instead, the Panel suggests that scale could be built up, utilising green roofs and

walls. Creating a series of buildings fitting within the landscape could significantly help the overall design.

Accepting otherwise that the design team is probably still at an early stage with the architecture, and noting the suggestion that architectural elements could be developed during reserved matters, e.g. to link with Hauxton Watermill, the Panel is concerned that the global precedents shown are hard and formal – as with the proposed landscaping, they are too urban and ‘clean’. Instead, it is suggested that the architecture should meet and moderate with existing development in Hauxton. The architecture of the village should influence the development, in light of the design team’s current precedents not being suitable. There may be scope to consider the historic use of water on the site to influence the architecture of the development, e.g. with roofs that express its collection. Water could connect the proposed buildings with the landscape, by becoming a feature in the heart of the development. Water can also form part of a natural cooling strategy.

The Panel cannot comment in any detail on an intended lighting strategy – one that would reflect night-time needs (including for the site to be safe for users in the winter months and at all times, while not having an impact on foraging moths and bats) – other than noting that lighting could also have an impact on the character of the landscape and the settings of heritage assets.

Climate

Sustainability

While the design team states that sustainability runs through everything that they are proposing to bring forward on-site, the Panel suggests that the scheme could do more to bring forward a truly sustainable development in operation, as well as construction. The Panel’s comments are however limited by technical work still being underway; the principle is agreed that because an environmental impact assessment will be required and due to the VSC case that has to be made, this work has to be well-resolved e.g. with regard to surface water drainage and addressing flood risk.

The Panel supports targeting BREEAM ‘outstanding’ and recommends committing to this highest category as soon as possible, rather than submitting an application at ‘excellent’, otherwise the project will not be an innovator in this space, without doing more from the outset. Noting that there may be technical issues with expressing water in masterplanning the scheme, the design team should provide for rainwater harvesting and its reuse (e.g. for flushing toilets) as part of the BREEAM assessment, particularly as R and D activities have a high level of water usage. Any such measures would help promote the development against competitors; it is recommended that the applicant team looks at similar building types at that highest

standard e.g. for University College London and the Crystal. Cambridge University's civil engineering building is a clear exemplar that is of relevance here too.

The applicant team refers to 'wanting to be net zero carbon ready' and how 'even though the application will be in outline', they are looking at beyond Part L to 2025, and at LETI re. fabric performance. The Panel supports the design team looking at mass timber, noting their reference to an awareness of specific life science needs and instead, its possible use for the community building. The stated intention to incorporate mass timber as far as possible in other buildings is endorsed.

The development would be fully electric, with slow and rapid electric vehicle charging in addition. The Panel therefore suggests that given that the development will be a high energy user, generation on-site should be maximised, with solar PV arrays on all suitable buildings. There is enough roof space to be self-sufficient, and therefore the development would not need to provide solar PV roofing in the car parking area (noting that solar roofing of around a third of parking spaces is proposed in the South West Travel Hub). Adding a site-wide battery storage system should also be considered.

The upper storeys of the proposed buildings are described as being for plant and some accommodation, with 'plant balconies' at the rear for the screened provision of air source heat pumps (unusually being likened mechanically to the nearby watermill's machinery). The applicant team states too that ground source heat pumps (GSHPs) are being looked at, although they may not be viable. The Panel notes the cost involved and the presence of other constraints (these being the water table and the proposed capping layer) but nonetheless urges the team to take the clear opportunity for GSHP provision that is created by the contamination removal works disturbing the ground anyway.

A further consideration would be setting a radius for local businesses to contribute to the construction and delivery of the project, in addition to providing for SME businesses on-site that could further support the local economy. Planning to offer local communities waste construction materials for re-purposing would also be worthwhile.

Overall, the Panel concludes that taken together, these sustainability-related objectives and requirements in all likelihood cannot be adequately specified and delivered via an outline planning application. Effectively, they require a greater level of detail e.g. for BREEAM that ought to be included in a full application.

Connectivity

In seeking to create a new destination, integrating the Melbourn Greenway is vital. The Panel considers that there is still substantial work to be done in this regard. Within the site, there is clearly potential for conflict between users, particularly as the design team may have underestimated the numbers of commuters passing through, despite referring to the Greenway as being designed on-site as a commuter route, and it being sensitively surfaced. The Greenway's range and extent of use could be a driving force for modifying the project's design; a more detailed assessment will be likely to change the form of the plan beneficially, particularly in terms of addressing many of the Panel's masterplanning and landscape-related comments.

Taking the applicant team's assessment of the number of people working in the proposed development (using Cambridgeshire's standard of one employee per 28 sqm), a total of some 1,000 results. Assuming 70% will be on-site in any one day, the Panel agrees that the existing junction of the site access with the A10 cannot accommodate the traffic likely to be generated by the proposal. The revised access arrangements that were approved via the residential outline planning permission are to be further modified, with the new proposed arrangement being for all crossings to be straight across, with an all-red phase. The Greenway will pass across too. The Panel is very concerned that not only will the traffic impacts of a single entry on a very busy road (especially with an all-red sequence in rush hour) be unacceptable, but also further afield. The applicant team's wider modelling work is understood to be underway and needs to provide full reassurance in both regards.

Once on-site, the alignment of the modified access unfortunately necessitates the removal of a number of existing trees; the Panel notes the team's acknowledgement of the time taken for proposed replacement trees to grow. But then both the location and scale of on-site parking provision are strongly questioned by the Panel. The applicant team states that they are working to achieve parking provision on-site for 45% of people driving to work. 370 spaces are therefore proposed, based on 'the commercial reality' that on-site parking should be provided (i.e. competitors will have on-plot parking.) Other options for the location of the car park are noted by the Panel as having been considered and discounted. For example, option C in the south western corner of the site encroaches into the wider countryside and would introduce light and noise. While provision could be split between options A and C, shared use with the sports facilities means that parking spaces are better sited nearer the sports pitches. There is scope to redesign option A's parking layout to enhance the setting of the southernmost, 'T'-shaped building (no. 1). This option for siting of the car parking also keeps the access road and access to the community hub clear for cyclists (and pedestrians), with the heart of the site being car-free. The Panel nonetheless concludes that a large area of car parking is being created and while understanding the basis for assuming 45% car travel, suggests the phasing of car parking provision throughout the development's lifespan. It should begin with a

smaller car park and then ultimately phase spaces out, and reintroduce lost biodiversity in tandem. Taking this alternative approach might help address the Panel's perception that this is a car-based scheme. As a matter of detail, it is unclear from the review itself whether black top surfacing and car park screening would be proposed, or permeable paving ('subject to maintenance'). The Panel suggests considering car parking design and use of materials similar to the public parking provided at the Newt, near Bruton in Somerset.

There is also the significant park and ride car park that is being proposed in the South West Transport Hub that is to be operational in 2026 to the north east of the site that ought to be taken into account, in terms of potential usage by Park users. But the Panel is aware that any direct links beyond the northern site boundary to the proposed Hub rely on land owned by Jesus College (the College also owns land immediately to the south of the site); it is understood that discussions have been held and the College has endorsed the principle of the linking proposals. The Panel is of the view that these linkage routes are essential to the project and in return for investing significantly in proposed bridges across the Cam, they can help bring more people into the site to support business occupiers. By giving better access, the site will be at the centre of a web of cycle routes that will make the site more attractive as well as create connectivity. The Panel notes that planning permission will be required for the bridge(s) and links that are on land beyond the currently shown ownership boundary; their inclusion as part of a planning submission for the site proposals as presented is considered absolutely necessary, as the project is seen to rely on having this northern cycle/ pedestrian access route in place.

With regard to servicing, and despite the intention that it is integrated with the landscape via a route to the rear of buildings and that does not pass all around the site, the Panel is not convinced that it will not have an impact on that landscape.

Community

The population of Hauxton amounted to some 1300 residents in the 2011 Census; it will have increased since then, with homes having been built on the former Bayer site on the eastern side of Cambridge Road. The proposed R and D development is not however an extension of Hauxton as currently conceived and the Panel observes that this creates a problem with understanding place. The concept of 'campus' is problematic, as it is very different to a village extension; consideration needs to be given to what this site means to the village. The Bayer factory clearly had a link to Hauxton and before that, the village was linked to the Hauxton Watermill and Old Mill House i.e. places of employment and living. This combination of uses suggests that there could be accommodation on-site at Discovery Park, perhaps catering for small start-ups and where people are encouraged to live and work.

The Panel is of the view that there will be a social element to the proposed employment. It is proposed that the development will focus on start-ups and grow-

ons; the design team should therefore look at the University's West Hub in West Cambridge, that provides shared space and facilities for similar stage businesses. The Panel supports the pledge here, to provide a workspace in one building as a training space for school leavers wanting to enter into the R and D industry. It is a great initiative for encouraging young scientists.

While the cricket pitch is currently where people meet, and the applicant team has spoken of the proposed 'crossovers' with the R and D proposal, they will be in use at different times. In spite of efforts to the contrary, there is no clear heart to the development; the Panel therefore suggests trying to integrate the Greenway and the cricket pitch, bringing them into the 'heart' of the proposal.

Maintenance and management

FCV will retain ownership post-delivery and aims for the management to be 'right on day one'; current thinking is that the development would not be gated and instead, individual buildings would have their own security. Digital methods, for example, would be used. In any event, the development is unlikely to ever be empty, with experiments running at weekends and changed patterns of working hours generally. The spaces between the buildings are designed to be public but the Panel agrees with the design team's acknowledgement that as currently designed, they would probably only feel more comfortable passing through the centre of the site.

Community engagement

Community engagement has been undertaken with the Parish Council (workshops and a recent presentation) and sports groups. The Panel notes how the applicant team has met with these local stakeholders to understand the existing sports provision and the background to the residential planning permission's provision of additional facilities, to see how the facilities FCV wants to provide on the Park can be integrated. It is understood that the applicant aims to focus on the community building that is intended to provide all of the sports facilities needed (including replacing existing toilets, a first-floor community café/ bar, a cycle repair area and team changing rooms). To overcome current problems regarding car parking, club users would share the development's proposed parking. The Panel agrees with the intention not to duplicate existing community facilities in the village (comprising a village hall, recreation ground and playground).



Layout and Creation of Place

- The juxtaposition of the buildings create a series of spaces between, which encourage interaction and promote community
- These spaces will be treated in both a formal and informal way, to create different character areas, that encourage different public and user interaction.
- Following a clear and welcoming sense of arrival, visitors and building occupants are drawn into the central space between the buildings. This space is treated in a formal way. From here way-finding to the individual building entrances is made easy.
- Views through the central area to the wider landscape is a key design driver for the scheme.
- The central area has potential to be a multi-functional space and could be used by the wider community for specialist events.
- The building forms also envelope and create courtyards between the façades.
- The courtyards between the buildings create intimate spaces which allow for informal meetings, contemplation, and dwell time. These are considered semi-private spaces and will incorporate planting and seating along with some of the practical elements required to support each building such as accessible parking, energy centres and specialist stores.

Key

■	3 storey
■	2 Storey

Creating a Campus

Proposed Layout Plan including building heights – extracted from the applicant’s DRP presentation document 11.05.2023



- REDUCTION OF MATERIALITY AREA
- TREATING VISIBLE INTERSECTIONS
- IMPROVE IMPACTS (LIGHT GLODDEN, SHAW, HOUSES)
- CLASH BRANWIGHT TRENCH INTO SITE
- VISUAL TOWN BUILDINGS
- PACKAGED VERTICAL MOVEMENTS
- SITE SPATIALITY
- ENHANCED VISUAL SPATIAL COMMUNITY BOUNDARY & HAZARDZONES
- IMPROVE OPEN SPACES
- TONES MATCHED
- PAINT HIDDEN TOWN SIDE ACCESS & SUGGESTED BY SIGNAGE 11



Parking Options Explored

Proposed Parking Options – extracted from the applicant’s DRP presentation document 11.05.2023

Disclaimer

The above comments represent the views of the Greater Cambridge Design Review Panel and are made without prejudice to the determination of any planning application should one be submitted. Furthermore, the views expressed will not bind

the decision of Elected Members, should a planning application be submitted, nor prejudice the formal decision-making process of the council.

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GREATER CAMBRIDGE
SHARED PLANNING

Disability Consultative Panel

Tuesday, 3 October 2023

14:00 – 15:40

Venue

**Swansley A&B, Ground floor, South Cambridgeshire Hall,
South Cambridgeshire District Council, Cambourne
and via Microsoft 'Teams'**

Notes

Attendees

Mark Taylor	Greater Cambridge Shared Planning (Chair)
Sue Simms	Former Housing Officer
Jean White	Retired City Council employee
Katie Roberts	Greater Cambridge Shared Planning (Notes)
Katie Christodoulides	Principal Planner, Greater Cambridge Shared Planning (for presentation 1)

Apologies

Jane Renfrew, David Baxter, John Taylor, Rosalind Bird, Betty Watts

Presentation 1: Cambridge Discovery Campus (CDC), Hauxton

Presenters

Chris Jones, BCR Infinity Architects
Rob Sadler, Foundation Capital Ventures (FCV)
Amy Robinson, Bidwells

The presenters delivered a comprehensive presentation, describing the proposals to create a new science park, to be achieved by the demolition of existing structures and redevelopment on a proposed site located outside of the Hauxton Village Development Framework and in the open countryside and Cambridge Green Belt, to the south of the new South West Travel Hub.

They expanded on the Vision, sustainability strategy, the site context and former use, improving connectivity and Design principles (encompassing accessible car parking locations, central landscape spine, spaces between buildings, the service road and lighting). It was noted that restricting vehicular movement early in the scheme will allow the heart of the development to be traffic free and that a network of level footpaths and cycle paths is envisaged. It was explained that the buildings, which may have multiple tenants, are located to create a community and that a key element of the CDC vision is to deliver initiatives that support the local community. Following the Outline consent the team will move into the detailed stage of the project and would like to engage with the Disability Panel again to seek their advice.

Panel comments and queries

- SS and JW provided positive feedback on the scheme, commenting favourably on its connection with the local villages and the provision for Blue Badge holders to drive up to the building. SS mentioned that she would appreciate the inclusion of a changing places toilet in the amenities.
- Prompted by a comment by the Chair, a discussion took place about the features of the proposal as a 'beautiful and exciting building'
- In response to queries by the Chair, it was agreed that the nearest bus stop is approximately 200m away (and a shuttle bus is proposed), there will be about 1,000 employees at the facility and there will be parking for oversized cycles. The Chair mentioned that Sheffield hoops will need to be set out appropriately.
- In terms of the pathway surfaces, the Chair suggested a preference for bonded pea shot gravel, owing to its resilience, adding that asphalt is also suitable for wheelchairs. The presenters suggested that, assuming the scheme is approved, they would benefit from workshops with the Disability Panel and others to seek advice on the finer details, such as material selection.
- The Chair noted that the proposed 3 metre shared path can be quite difficult for disabled people, who would prefer a segregated path. If the path is segregated it would need to be wider to allow cyclists to pass each other.
- The Chair commented favourably on the low level lighting, which visually impaired people will be able to follow easily at night. He suggested significant light above the doorways and lighting close to the Blue Badge spaces to promote confidence when employees are leaving the work facilities in the dark.
- In terms of the sports facilities, the Chair mentioned that accessible changing rooms are not absolutely necessary and that there are some designs for sports changing rooms that meet the changing place requirements, which he offered to provide.
- The Chair thanked the team for their presentation.

Agenda Item 7



Planning Committee Date	10 April 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03654/FUL
Site	Cambridge South, West Way, Sawston
Ward / Parish	Sawston/Sawston
Proposal	Erection of 3 employment/research and development units with flexible Eg(ii), Eg(iii) and B8 uses with ancillary offices for total of 8,018sqm (86,306sqft GIA) together with service areas, car parking and landscaping
Applicant	Sam Walker
Presenting Officer	Alice Young (on behalf of Karen Pell-Coggins)
Reason Reported to Committee	Departure Application
Member Site Visit Date	3 April 2024
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Character and Appearance of the Area3. Trees4. Biodiversity5. Highway Safety6. Flood Risk7. Neighbour Amenity
Recommendation	Delegated APPROVAL subject to conditions and a Section 106 Agreement

1.0 Executive Summary

- 1.1 The application seeks full planning permission for the erection of three employment/research and development units with flexible Eg(ii) research and development), Eg(iii) light industrial, and B8 storage or distribution uses with ancillary offices for total of 8,018sqm (86,306sqft GIA) together with service areas, car parking and landscaping.
- 1.2 The site is allocated for residential development under Policy H/1(a) of the Local Plan. However, there is an extant consent for employment use of the site under classes B1(c) light industrial, B2 general industrial and B8 storage or distribution uses which is a material consideration in the decision making process.
- 1.3 Due to the extant employment consent and taking into consideration the 6.1 year housing land supply, the emerging Local Plan First Proposals have removed the residential allocation.
- 1.4 The employment uses within the development have changed to reflect the needs and demands of the employment market and 272 jobs would be provided.
- 1.5 There would be an increase in the scale of the employment by approximately 1,711 square metres, which is considered to be in keeping with the category of the village of Sawston as a Rural Centre with a very good range of services and facilities.
- 1.6 The development is therefore supported in principle.
- 1.7 The development is considered to be in scale and character with the large scale buildings on the existing industrial estate and would result in a high quality development in terms of its design and appearance which would preserve the character and appearance of the area within its wider context.
- 1.8 The proposal is not considered to result in the loss of any important trees, would improve landscaping on the site, would not adversely affect protected species or nearby Sites of Special Scientific Interest, and would result in a net gain in biodiversity.
- 1.9 The development would result in an increase in traffic generation along Babraham Road which would be mitigated by a contribution towards public transport projects in or around Sawston. There would be an appropriate amount of car and cycle parking on site and easy access to public transport to reduce reliance upon the private car.
- 1.10 The site is not at high risk of flooding and the development would not result in an increase to flood risk to the site and surrounding area.

- 1.11 The development is considered to protect the residential amenities of neighbours.
- 1.12 The development would result in carbon reductions and a higher than normal standard of water efficiency measures to adapt to climate change and protect water resources.
- 1.13 Officers therefore recommend that the Planning Committee approve the application subject to conditions and section 106 legal agreement to secure a contribution towards transport projects.

2.0 Site Description and Context

- 2.1 The site measures approximately 1.37 hectares in area and was formerly the Marley Building materials site but is now vacant. It currently comprises an area of hardstanding. There are a number of mature trees along the northern and western boundaries of the site and is it surrounded by metal palisade security fences.
- 2.2 The site is located within the Sawston development framework and forms part of a site allocated for residential development under Policy H/1 (a) of the Local Plan. It lies within Flood Zone 1 (low risk) but is subject to surface water flood risk. Green Belt land lies to the north and west.
- 2.3 A track and area of trees are situated to the north with a residential property (North Farmhouse) and its garden area beyond. West Way is situated to the east with a concrete batching plant and a plot for a research and development building granted planning permission beyond. Industrial units within Phase 1 of the Cambridge South development are situated to the south with residential development in Fairfields and Broadmeadow beyond. The new Cambridge City Football Club is situated to the west.

3.0 The Proposal

- 3.1 This application seeks full planning permission for the erection of three employment/research and development units with flexible Eg(ii) research and development, Eg(iii) light industrial, and B8 storage or distribution uses with ancillary offices for total of 8,018sqm (86,306sqft GIA) together with service areas, car parking and landscaping.
- 3.2 The development would consist of one separate unit (Unit 1) and a pair of adjoining units (Units 2 and 3). The maximum unit size would be 4,807 square metres. The units would be sited on the northern part of the site with amenity spaces to both the east and west sides and the vehicle parking area to the south.
- 3.3 The proposals seek permission for the buildings to be constructed in two phases- initially and for potential future expansion. The floorspaces of the buildings and the uses are set out below: -

Unit	Use	Floorspace sq m (Gross Internal)
1	All Uses	3,211
	Ground Floor Warehouse	1,444
	Ground Floor Lab/Ancillary Office	883
	First Floor Lab/ Ancillary Office	884
2	All Uses	2,128
	Ground Floor Warehouse	938
	Ground Floor Lab/Ancillary Office	574
	First Floor Lab/ Ancillary Office	616
3	All Uses	2,679
	Ground Floor Warehouse	1,238
	Ground Floor Lab/Ancillary Office	717
	First Floor Lab/ Ancillary Office	724
Total		8,018

- 3.4 A total of 136 vehicle parking spaces and 88 cycle parking spaces would be provided on the site.
- 3.5 Unit 1 would measure approximately 52 metres in width, 47 metres in depth, and have a height of 11.5 metres to the top of the parapet wall and 12.3 metres to the roof ridge. Units 2 and 3 would measure 77 metres in width, 47 metres in depth, and have a height of 11.5 metres to the top of the parapet wall and 12.3 metres to the roof ridge.
- 3.6 The materials of construction would be profiled horizontal metal cladding in grey and black with vertical composite timber cladding for the walls and profiled metal cladding for the roof.
- 3.7 The application has been amended to address consultees concerns and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
S/2123/19/FL	Development of buildings for B1(c) B2 and B8 uses	Refused
S/3313/18/VC	Variation of condition 3 (use & occupation) of planning permission S/0696/14/VC	Approved
S/0696/14/VC	Variation of pre-commencement conditions 8 9 10 18 23 25 26 28 32	Approved

	34 & 35 of planning permission reference S1962/10 (for redevelopment to provide 27 units for B1(c) B2 and B8 uses and enable a material start to be made to the approved development erection of 14m high wind turbine) to enable a material start to be made to the approved development	
S/1962/10	Redevelopment to provide 27 Units for B1(c) B2 and B8 uses and erection of 14m high wind turbine (extend the time limit for implementation of S/1598/08/F) including temporary period for first occupation by larger firms	Approved
S/0627/10/F	Variation of Condition 2 of Planning Permission S/1598/08/F to Vary the Wording	Approved
S/1598/08/F	Redevelopment of site to provide 27 units for B1c B2 and B8 uses and erection of a 14m high wind turbine	Approved

5.0 Policy

5.1 National

National Planning Policy Framework 2023

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

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/8 Rural Centres

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/5 Sites of Biodiversity or Geological Importance
 NH/6 Green Infrastructure
 NH/8 Mitigating the Impact of Development in & adjoining the Green Belt
 NH/14 Heritage Assets
 H/1 Allocations for Residential Development at Villages
 E/11 Large Scale Warehousing and Distribution Centres 184
 E/12 New Employment Development in Villages
 SC/2 Health Impact Assessment
 SC/9 Lighting Proposals
 SC/10 Noise Pollution
 SC/11 Contaminated Land
 SC/12 Air Quality
 TI/2 Planning for Sustainable Travel
 TI/3 Parking Provision
 TI/8 Infrastructure and New Developments
 TI/10 Broadband

5.3 Supplementary Planning Documents – Post Local Plan 2018 Adoption

Biodiversity SPD – Adopted February 2022
 Sustainable Design and Construction SPD – Adopted January 2020

5.4 Supplementary Planning Documents – Pre Local Plan 2018 Adoption

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:

Cambridgeshire Flood and Water SPD – Adopted November 2016
 Health Impact Assessment SPD – Adopted March 2011
 Landscape in New Developments SPD – Adopted March 2010
 District Design Guide SPD – Adopted March 2010
 Public Art SPD – Adopted January 2009
 Trees and Development Sites SPD – Adopted January 2009

5.5 Area Guidance

Sawston Village Design Guide SPD – Adopted January 2020

6.0 Consultations

Comments on amendments

6.1 Sawston Parish Council – Supports the application.

- 6.2 **Anglian Water** – Has no objections.
- 6.3 Requests informatives with regards to connection to the public sewer, position of existing public sewers, building near to public sewers, and adoption of drainage features.
- 6.4 **Conservation Officer** – Has no objections.
- 6.5 **Contaminated Land Officer** – Has no objections.
- 6.6 Recommends conditions in relation to a detailed investigation into contamination, remediation of any contamination found, and unexpected contamination found during works and remediation.
- 6.7 **County Highways Development Management** – Has no objections.
- 6.8 **County Transport Team** – Has no objections.
- Recommends conditions in relation to a restriction on the E (g) ii use to 4,410sqm (55%) of the total GIA of the development, the submission of a travel plan, and the delivery of a zebra style crossing across West Way within the vicinity of the site access as shown indicatively in drawing no. PL003 Rev L. Requests a section 106 agreement to secure a contribution of £152,686 towards strategic active travel improvements in the area including works forming part of either CSET1 and/or 2, the Sawston Greenway, or Linton Greenway.
- 6.9 **Ecology Officer** – Has no objections.
- Recommends conditions in relation to ecological works to be carried out in accordance with the Ecological Appraisal, a scheme of ecological enhancement, a lighting design strategy for biodiversity, and a Biodiversity Net Gain (BNG) Plan.
- 6.10 **Environment Agency** – Has no objections.
- Recommends conditions in relation to a remediation strategy for contamination, unexpected contamination, surface water disposal, and the use of piling or other foundation design using penetrative boreholes. Also comments with regards to water resources and impact, capacity for foul drainage disposal, water stress, and a chemical installation.
- 6.11 **Environmental Health Officer** – Has no objections.
- Recommends conditions in relation to a noise assessment and insulation measures, a Construction Environmental Management Plan to include the hours of use of site machinery and deliveries, pile driven foundations, measures to minimise the spread of dust, and a construction programme, and external lighting.
- 6.12 **Fire Authority** – No response received.

6.13 **Housing Strategy Officer** – Has no objections.

6.14 **Landscape Officer** – Has no objections.

Recommends conditions in relation to alternative details for planting on the north eastern boundary, a hard landscaping scheme, implementation of the hard and soft landscaping schemes, and tree pit details.

6.15 **Lead Local Flood Authority** – Has no objections.

Recommends conditions in relation to a detailed surface water drainage scheme based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy and surface water management during construction. Also requests informatives with regards to infiltration, ordinary watercourse consent, and pollution control.

6.16 **Natural England** – Has no objections.

Recommends a condition to ensure that water resources to meet the needs of the development alone and in combination with other proposed development, can currently be supplied sustainably and without further adverse impact to the natural environment.

6.17 **Police Architectural Liaison Officer** – Has no objections.

Recommends conditions in relation to security measures including external lighting, CCTV cameras, alarms, access control, parking surveillance, fencing and boundary treatments, cycle store etc.

6.18 **Sport England** – Has no objections.

6.19 **Sustainability Officer** – Has no objections.

Recommends conditions in relation to the renewable energy technologies to be installed in accordance with the energy statement and plans and water conservation measures to be carried out in accordance with the water efficiency specification used in The BREEAM Pre-assessment (which demonstrates that the development will achieve 5 BREEAM credits for water efficiency).

6.20 **Trees Officer** – Has no objections.

6.21 **Urban Design Officer** – Has no objections.

Recommends conditions in relation to a public art delivery plan and refuse storage.

7.0 Third Party Representations

- 7.1 Two representations have been received in relation to the application.
- 7.2 Those in objection have raised the following issues: -
- i. Character, appearance and scale- close proximity of building to West Way, height of building above others in the area
 - ii. Highway safety- transport analysis contains errors, walking distance inaccurate, no capacity for cycle path on Grove Road or West Way, no footpath along most of Grove Road and West Way, an alternative access should be built off Cambridge Road, private cars will be used by most employees, the CSET guided busway has been paused, the railway line may be reinstated and will be close to the building.
 - iii. Residential amenity impact- noise and disturbance.
- 7.3 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.

8.0 Planning Assessment

Principle of Development

- 8.1 The site is located within the Sawston development framework and forms the north western part of the allocation for residential development under Policy H/1(a) of the Local Plan. It is currently a vacant brownfield site.
- 8.2 Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
- 8.3 Policy S/3 outlines the presumption in favour of sustainable development.
- 8.4 Policy S/5 sets out the requirement for 22,000 additional jobs from 2011 to 2031 to support the Cambridge Cluster and provide a diverse range of local jobs to meet objectively assessed needs.
- 8.5 Policy S/6 outlines the Council's development strategy and a hierarchical approach to new development in the district, with an order of preference starting with the edge of Cambridge, at new settlements and then in the rural area at Rural Centres and Minor Rural Centres.
- 8.6 Policy S/6(4) states that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.

- 8.7 Policy S/7 supports the development and redevelopment of unallocated land and buildings within development frameworks 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.
- 8.8 Sawston is identified as a Rural Centre under Policy S/8. It is one of the most sustainable villages in the district and has an excellent level of services and facilities which include a significant amount of employment floorspace, a good bus service, a primary and secondary school, a range of shops, public houses, restaurants, recreation grounds etc.
- 8.9 Policy H/1(a) allocates 10.7 hectares of land at the Dales Manor Business Park in Sawston for residential development (200 dwellings) subject to a number of requirements.
- 8.10 Policy E/12 supports new employment development (B1, B2 and B8 uses) or expansion of existing premises in development frameworks provided that the scale of development would be in keeping with the category and scale of the village, and be in character and scale with the location.
- 8.11 Policy E/11 states that large scale warehousing and distribution centres will not be permitted in the district.
- 8.12 Paragraph 85 of the NPPF places significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 8.13 Paragraph 87 of the NPPF states that decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology Industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.
- 8.14 A Planning Statement has been submitted with the application. This sets out that the development would improve economic growth in line with the Local Plan with the continued regeneration of an existing employment area. It would provide flexible and adaptable employment and research & development facilities in relation to the historical 'B/employment' use of the site, the existing land approval, and the expanding demand in the district for E(g)ii lab/research and development facilities. It would support the Cambridge Cluster and provide a diverse range of local jobs. The development would employ 272 staff.

- 8.15 A Market Demand report has also been submitted with the application. This advises that there is in excess of 930,000 sq ft of named laboratory demand and there is a lack of available and affordable laboratory and 'mid-tech' space in the Cambridge market, with occupiers having to resort to re-purposing Grade B offices and converting warehouse space to laboratories in order to meet immediate needs. Mid-tech space can be defined as enhanced light industrial units that can be adapted to suit a wide range of research uses including, biology/chemistry laboratories, clean rooms, light engineering, robotics and assembly.

Residential Allocation

- 8.16 The Housing Trajectory and Five Year Housing Land Supply Report (March 2024) states that the site is allocated for residential development and B1 employment uses. The allocation envisages that an area of 1.5 hectares bound by East Way, Middle Way and Grove Road will be developed for B1 uses, and that the remainder of site, 9 hectares of B2/B8 uses and vacant land, will be lost to residential uses. However, the landowners of the north-western part of the site are implementing a detailed planning permission (S/1962/10) for 27 units for B1c, B2 and B8 uses and the erection of 14m high wind turbine, and therefore this part of the allocation is no longer available for residential development. About half of the site was completed by March 2019 but the remainder is unimplemented. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that "given the active commercial interest in the site and recent completions, the residential component is unlikely to be brought forward in full if not in entirety. A removal of the mixed use allocation should be considered and employment otherwise retained under the wider existing policy framework".
- 8.17 The Greater Cambridge Employment and Housing Evidence Update (January 2023) provides an update to the Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020). It states that the site is no longer anticipated to provide housing as a result of implemented industrial planning consent, and proposed for removal as a residential allocation by the First proposals (loss of 11,357 B1, 3,370 B2, 3,370 B8 in monitoring data at March 2021).
- 8.18 Notwithstanding the above, the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (April 2023) concludes that we jointly have 6.1 years of housing land supply for the 2023-2028 five-year period. This conclusion is based on our 5 year housing land supply being calculated jointly, using the Liverpool methodology, and applying a 5% buffer.
- 8.19 Whilst it is acknowledged that the site is allocated for residential development under Policy H/1(a) of the Local Plan, the site and land to the south has extant planning permission for an employment use for 27 units for B1(c) (light industrial), B2 (general industrial) and B8 (storage and

distribution) uses and erection of 14m high wind turbine (Cambridge South) under reference S/1598/08/F (and later varied consent references S/0627/10/F, S/1962/10/F, S/0696/14/VC and S/3313/18/VC). 13 units on the southern part of the site are now complete. This is a material consideration in the decision making process.

- 8.20 As a result of the implementation of part of the extant consent and need and employment market changes, it is now unlikely to be brought forward as a residential allocation in the emerging Greater Cambridge Local Plan.
- 8.21 Given the above, the use of the site for employment purposes as opposed to residential use is considered acceptable in principle.

Employment Uses

- 8.22 The extant consent for Cambridge South is for B1(c), B2 and B8 uses. The proposed development is for Eg(ii), Eg(iii), and B8 uses. Whilst it is noted that the development would result in the loss of general industrial units, it would retain the potential light industrial uses and has the potential to provide a significant amount of research and development space.
- 8.23 The Greater Cambridge Employment and Housing Evidence Update (January 2023) states that the pandemic has seen higher value investment led employment sectors generally remain resilient (professional services) or seen growth (ICT and life sciences) where as some lower value local/ population related sectors such as construction and retail negatively affected. For labs, demand has reached an all time high with significant capital available for life sciences research but there is a severe shortage of available lab move in space. Immediately available space has fallen to almost zero against this background of high demand. Industrial demand has risen considerably in recent years and supply has failed to keep pace. Demand has risen for manufacturing, light industrial, warehousing and mid-tech space. E-commerce and e-retailing account for a greater proportion of demand than in the past. Mid tech is a phenomenon arising in recent years and typically combines a former 'mixed B' type unit including advanced manufacture with dry / tech labs and storage space. These units often support part of life sciences supply chain.
- 8.24 It further states that for industrial and warehouse needs the labour demand scenarios report a c.40,000 – 60,000 sqm requirement. It is considered appropriate to factor in some replacement of future losses to avoid market pressure which is already high. Taking this into account along with other factors results in a need of 200,000 sqm. Taking into account the projected supply of employment floorspace in the plan period, there is essentially a balance (limited surplus) in office / R&D combined, but a notable shortfall in industrial and warehouse floorspace needs.
- 8.25 It continues by stating that the Emerging Local Plan (First Proposals) allocations provide additional office and R&D floorspace given significant proposed allocations at North East Cambridge, Cambridge East,

Cambridge Biomedical Campus and Babraham Research Campus (not all of which will be delivered in the Plan period). This further supply is considered appropriate in encouraging growth and given inevitable sensitivities and uncertainties in modelling outcomes and the benefits of ensuring a post Plan pipeline. Whilst there are dedicated proposed allocations for industrial space, in order for the forecast needs to be met it is necessary for some of the larger general allocations, notably Cambridge East, to emphasise the inclusion of appropriate industrial floorspace in order to avoid under provision.

8.26 Although it is noted that the above figures relate to allocations within the Emerging Local Plan, windfall developments such as the current proposal would provide flexible employment uses in line with the general needs across the employment sector as and in accordance with the identified uses in Policy E/12 of the adopted Local Plan.

8.27 The employment uses are therefore considered acceptable in principle.

Scale of Employment

8.28 The whole of the Cambridge South development has a total floorspace of 12,203 square metres. There was originally a condition on the consent which restricted the maximum size of one unit to 1,850 square metres apart from Block H, which was 1,932 square metres, for a period of 10 years following the occupation of the building. This was to comply with the Cambridge occupation policy in the previous Local Development Framework (2007). This condition has now been removed as it is not in the current Local Plan.

8.29 Phase 1 of the Cambridge South development to the south has been constructed and provides a floorspace of 5,896 square metres. The development has three blocks comprising 13 units.

8.30 Phase 2 of the Cambridge south development on the site was granted permission for a floorspace of 6,307 square metres. The development had five blocks comprising 14 units. The floorspaces of the units are set out as follows: -

Block	Unit	Use	Floorspace sq m (Gross Internal)
A	1	All Uses	619
		Ground Floor	551
		First Floor	68
	2	All Uses	619
		Ground Floor	551
		First Floor	68
B	3	All Uses	799
		Ground Floor	726

		First Floor	73	
	4	All Uses	522	
		Ground Floor	447	
		First Floor	75	
C	5	All Uses	405	
		Ground Floor	350	
		First Floor	53	
	6	All Uses	170	
		Ground Floor	170	
		First Floor	0	
	7	All Uses	170	
		Ground Floor	170	
		First Floor	0	
	8	All Uses	170	
		Ground Floor	170	
		First Floor	0	
	9	All Uses	170	
		Ground Floor	170	
First Floor		0		
10	All Uses	285		
	Ground Floor	285		
	First Floor	0		
D	11	All Uses	412	
		Ground Floor	352	
		First Floor	59	
	12	All Uses	648	
		Ground Floor	589	
First Floor		59		
E	13	All Uses	659	
		Ground Floor	599	
		First Floor	60	
	14	All Uses	659	
		Ground Floor	599	
First Floor		60		
Total			6,307	

- 8.31 141 vehicle parking spaces and 74 cycle parking spaces were proposed.
- 8.32 Notwithstanding the extant consent, planning permission was refused for development of the site for B1(c), B2 and B8 uses under reference S/2123/19/FL on the grounds that the development could potentially result in a large scale warehouse and distribution centre. The development comprised two buildings which could be used as a single unit with a floorspace of 5,688 square metres.
- 8.33 The proposed development would increase the total amount of gross internal floorspace by 1,711 square metres above the extant consent.
- 8.34 Sawston is one of the largest villages in the district with a very good level of services and facilities. The development is considered to be in keeping with the category and size of the village.
- 8.35 The buildings would be situated on the existing industrial estate which comprises a substantial amount of large scale buildings and is considered to be in scale and character with the location. This will be discussed further in the Character and Appearance section below.
- 8.36 Unit 1 would be the largest single unit with a gross internal floorspace of 3,211 square metres. However, Units 2 and 3 are a pair of adjoining units and if combined internally, would have a gross internal floorspace of 4,807 square metres. Bearing in mind the previous refusal of application S/2123/19/FL, if this is the case, the development is not considered to result in a large scale warehouse and distribution centre as its floorspace would not exceed 5000 square metres.
- 8.37 A condition would be attached to any consent to restrict the maximum floorspace of one unit to 4,807 square metres to comply with Policy E/11 of the Local Plan so that Units 1, 2 and 3 cannot be joined to create one larger scale industrial unit.
- 8.38 The scale of the development is acceptable in principle.

Summary

- 8.39 The proposed employment use of the site; use for Eg(ii), Eg(iii) and B8 uses, and scale of employment is considered appropriate, notwithstanding the allocation of the site for residential purposes.
- 8.40 Whilst the proposal would not comply with Policy H/1(a) of the Local Plan, it would comply with Policies S/7, E/11, and E/12 of the Local Plan and the NPPF.

Character and Appearance of the Area

- 8.41 The site comprises a hard surfaced area with a number of trees along the north eastern and north western boundaries.

- 8.42 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.
- 8.43 Policy NH/2 permits development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 8.44 Policy NH/8 requires developments on the edges of settlements which are surrounded by the Green Belt to include careful landscaping and design measures of a high quality.
- 8.45 The Sawston Village Design Guide SPD (2020), 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.
- 8.46 A Design and Access Statement has been submitted with the application. This outlines that the scheme proposes to enhance the existing vacant site by improving the overall character of the established industrial area and giving a much-needed uplift to the area whilst generating employment. The following key principles have been established: -
- i. Size and scale of the development to be in keeping to the specific site
 - ii. The development should reflect the market need in terms of unit size and scale.
 - iii. Simple high quality architectural language, with materiality which respects the setting and type of building.
 - iv. Clear simple forms with separate warehouse/ research& development/ ancillary elements.
 - v. Prioritising visual impact to integrate into the existing context with appropriate landscaping.
 - vi. Placemaking and wellness across the development.
- 8.47 Visual Impact Images have also been submitted.
- 8.48 A Landscape and Visual Impact Assessment has been submitted with the application. This concludes that the greatest landscape effects would generally be contained to within the site, although the increase in vehicular movements to and from the site would present a minor adverse effect on local tranquillity. The principal visibility of the site is in the vicinity of the terminus of West Way and from this location receptors would initially experience moderate adverse effects on visual amenity, reducing to minor adverse effects within 15 years owing to the growth of intervening trees within the proposed landscaping. There would be minor adverse effects experienced by receptors using restricted byway 12/10 to the east of the site and moderate adverse effects experienced by receptors using byway 12/12 to the north of the site. Minor and moderate cumulative adverse

effects would also be experienced from these receptors. There would be either negligible adverse effects or no effect resulting from the proposed development beyond Babraham Road to the east owing to intervening hedgerows, trees and buildings.

8.49 The site is currently vacant brownfield land. It previously consisted of an industrial building with external storage areas which appear to have been removed around 2008.

8.50 The Sawston Village Design Guide SPD describes the modern industrial area on the north east edge of the village as large shed with light industry.

Design Considerations

8.51 The development would be sited within the existing built up industrial estate and would not result in any encroachment into the countryside.

8.52 The buildings would be sited on the northern part of the site close to the north eastern, south eastern, and north western boundaries and set back from the existing internal access road behind parking areas. The arrangement of the buildings on this part of the site is considered to reflect the layout of Units 1, 2, and 3 of the existing Cambridge South Phase 1 development to the south.

8.53 The siting of the buildings would be set off the north eastern behind a service road and to allow the provision of a significant landscape buffer to mitigate the impact of the development upon the potential CSET public transport route and the adjacent Green Belt land.

8.54 The siting of the building would be sited closer to the north western boundary, but this is less sensitive due to the development of the new football ground. However, it would be sited adjacent to a group of trees which would mitigate the impact upon the Green Belt.

8.55 Whilst it is acknowledged that Unit 1 of the development would be sited closer to the south eastern boundary and West Way than the existing Unit 1 building to the south and would be highly visible in the street scene, it would retain a buffer for the majority of its length and would generally be set back behind the building line of Phase 1 due to the angled alignment of the road.

8.56 The siting of the buildings would cover approximately 46% of the plot and are considered to be proportionate to their size and not result in a cramped form of development.

8.57 The cumulative scale of the buildings on the site would measure approximately 133 metres in length and 47 metres in width. The buildings would have a maximum height of 12.3 metres.

8.58 The approved buildings on the site have a cumulative length of 116 metres, width of 25 metres, and height of 9.7 metres and the existing Units

- 1, 2, and 3 to the south have a cumulative length of 118 metres, width of 34 metres, and height of 10.6 metres.
- 8.59 Whilst it is noted that the approved buildings and existing buildings to the south would have a lesser scale than the proposed buildings, the proposed buildings are set in a less prominent position within the industrial estate and there are also other buildings to the south. Notwithstanding the above, the buildings are considered to be generally comparable in scale and height of existing and proposed buildings on the industrial estate in the immediate area. For example, the building recently granted planning permission on the site to the east, would have a length of 74 metres, width of 68 metres, and height of 17.2 metres.
- 8.60 The scale and height of the development is not considered to result in a visually dominant and intrusive form of development which would be out of keeping with context of the site and adversely affect the character and appearance of the area.
- 8.61 The buildings would have a simple linear plan form which would be orientated east to west across the site and align with the north eastern boundary. The plan form of the buildings is considered to reflect the arrangement of a significant number of buildings on the industrial estate and is considered acceptable.
- 8.62 The design of the buildings would incorporate large areas of curtain wall glazing on the main corners of the buildings, alternative panels of glazing and cladding to the south elevation, different colour cladding panels to the rear elevation, and a shallow pitched roof surrounded by a parapet wall. It would result in buildings with a high quality contemporary design.
- 8.63 The treatment of the south elevations is considered to create a rhythm and result in an active frontage. The different colour cladding panels to the north elevations would break up the mass of the buildings. Whilst it is noted that the buildings to the south have an interesting curved roof design, the use of a pitched roof with a parapet wall is considered to be in keeping with buildings within the industrial estate and would not adversely affect the character and appearance of the area.
- 8.64 The use of different types of horizontal metal cladding in various colours and vertical timber composite panelling is considered to add interest to the building. A condition would be attached to any consent to agree precise details of the materials.
- 8.65 There is an existing 2.4 metre high steel palisade security fence surrounding the site. A new 2.4 metre paladin fence has been introduced to the south eastern boundary adjacent to West Way to improve the visual impact of the development whilst retaining appropriate security measures.
- 8.66 The Urban Design Officer has no objections to the arrangement, design and materials of the buildings. However, they have deferred comments on the scale and visual impact to the Landscape Officer, who has advised

that it a wider space between the building and parking spaces would provide a better pedestrian environment, and commented that it is a pity that there is a difference in the consistency of positioning of built form on the street. The officer also considers that there are opportunities for street furniture and public art at the site and such features should be informed by public consultation. Consequently, conditions have been recommended in relation to a public art delivery plan and refuse storage.

- 8.67 Officers generally support the comments of the Urban Design Officer but consider that the development is acceptable in its current format as set out in the assessment above.

Landscaping

- 8.68 The length and height of the building along the north eastern boundary of the site would be significant. A significant buffer of landscaping along the north eastern boundary has been provided within the scheme. This is considered to be of high quality and would mitigate the impact of the development upon the adjacent Green Belt and receptors from the potential CSET public transport route and the occupiers of the adjacent dwelling at North Farmhouse.
- 8.69 The length and height of the building adjacent to the south eastern and north western boundaries of the site would be substantial. A group of trees and meadow has been provided along the north western corner to mitigate the impact upon the Green Belt and a group of trees has been provided to the south east to mitigate the impact upon West Way. The trees are welcomed but a hedge should be provided to the north west corner.
- 8.70 The area of hard surfacing on the site to provide the parking area to the front of the buildings would be substantial. Pockets of landscaping have been introduced to this area. This is considered to break up the mass of parking and soften the visual impact of the development upon the street scene which would improve the quality of the development assimilate it within its surroundings.
- 8.71 Two amenity spaces have been provided for employees to the east and west of the buildings surrounded by landscaping. The provision of these external spaces for staff is welcomed and would enhance health and wellbeing.
- 8.72 The Landscape Officer has advised that the findings of the Landscape and Visual Impact Assessment are generally agreed and it is considered the arising landscape and visual effects would be acceptable when considered together with the proposed mitigation. The requested changes have been made to the proposed plant mixes and these are now acceptable. The proposed meadow has been replaced by an alternative meadow mix, as opposed to the requested native hedgerow which is more appropriate to provide a buffer along the whole of the north western boundary. The tree pits are not acceptable and the hard landscaping is not yet specific; conditions are recommended in relation to alternative details for planting

on the north eastern boundary, a hard landscaping scheme, implementation of the hard and soft landscaping schemes, and tree pit details.

- 8.73 Officers support the comments of the Landscape Officer and recommended conditions.
- 8.74 Overall, the development is considered to be of a high-quality design and would preserve the character of the area and respond to its context in the wider landscape.
- 8.75 The proposal complies with Local Plan policies HQ/1, NH/2 and NH/8 and the NPPF.

Trees

- 8.76 The site comprises a number of trees along the north eastern and western boundaries.
- 8.77 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.78 An Arboricultural Assessment and Arboricultural Method Statement has been submitted with the application. This has identified that there is one mature Crack Willow tree T1 (C category) adjacent to the north western corner of the site, a group of broadleaved trees along the north western boundary G1 (C category), and a group of common hedgerow specimens G2 (C category) along the north eastern boundary.
- 8.79 The Trees Officer has advised that trees on and adjacent to the site have no legal protection. The arboricultural document is sufficient in relation to the proposed plans. No high-quality trees have been identified on site, T1 Crack has been recommended for removal to fertility the development and the pruning of G1 and G2 back to the boundary edge.
- 8.80 Officers support the comments of the Trees Officer.
- 8.81 The development is not considered to result in the loss of any important trees which contribute to the visual amenity of the area.
- 8.82 The proposal complies with policies NH/2, NH/4, and HQ/1 of the Local Plan.

Biodiversity

- 8.83 The site currently consists of hard landscaping and trees. The site lies in close proximity to several water dependent Sites of Special Scientific Interest (SSSI): Sawston Hall Meadows SSSI, and Dernford Fen SSSI.

- 8.84 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/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.
- 8.85 Policy NH/5 of the Local Plan states that development likely to have an adverse effect on land within or adjoining a Site of Biodiversity or Geological Importance (either individually or in combination with other developments), will not normally be permitted. Exceptions will only be made where the benefits of the development clearly outweigh any adverse impact. In determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to:
- a) The international, national or local status and designation of the site;
 - b) The nature and quality of the site's features, including its rarity value;
 - c) The extent of any adverse impacts on the notified features;
 - d) The likely effectiveness of any proposed mitigation with respect to the protection of the features of interest;
 - e) The need for compensatory measures in order to re-create on or off the site features or habitats that would be lost to development
- 8.86 An Ecological Appraisal, Bat Report, Reptile Report, Lighting Assessment, Biodiversity Net Gain Report, Biodiversity Metric, Soft Landscaping Scheme, and Landscape Implementation and Management Plan have been submitted with the application. The Ecological Appraisal reported no signs of badger activity or setts on the site, no buildings or tree with bat roost potential and trees of low value tree for bat foraging and commuting bats, trees that would provide a suitable habitat for nesting birds, no waterbodies for amphibians such as great crested newts, and some suitable habitat for reptiles.
- 8.87 The Ecology Officer has advised that the site consists of hardstanding, bare ground, some ephemeral vegetation, hedges, and tall ruderal. The site sits within the Impact Risk Zone of a nearby statutory protected site and may qualify for a consultation with Natural England on the grounds of water supply. There are no non-statutory protected sites in the vicinity that are likely to be impacted by the application. Species data shows amphibians, barn owl and other breeding birds, flowering plants, invertebrates, bats, brown hare, badger, otter, and hedgehog have all been recorded locally.
- 8.88 No reptiles were recorded during the presence/absence surveys in August and September 2023. No trees were identified with bat roost potential. The submitted reports have not found any evidence that a protected species

licence will be required prior to works commencing on site. The Ecological Appraisal has recommended non-licensable reasonable avoidance measures are employed to remove any residual risk of harm or disturbance to protected and priority species.

- 8.89 Bat static and transect surveys confirmed 7 species of bat, including barbastelle. Static locations were on the northern corner and mid way along the northern boundary. The north and north-west boundaries are considered sensitive habitats for foraging and commuting bats. We are pleased to see that no lighting is proposed on the northern boundary and would request that the lighting on the north-western boundary is reduced to 2700k or lower and should feature peak wavelengths higher than 550nm. This is in line with guidance from Bats and Artificial Lighting at Night Guidance Note 08/23. Ideally the number of lights would be reduced on the north-western boundary.
- 8.90 The baseline of the site consists of hard standing with bramble scrub, mixed scrub and ruderal/ephemeral vegetation. Proposals include other neutral grassland, bramble scrub retained along western boundary, mixed scrub, introduced shrub and 78 small trees. There are currently no hedgerows on site, with 5 lengths proposed. These proposals result in a 25.56% gain for habitat units. The other neutral grassland is proposed as being in moderate condition, I would like to see some further information provided in the management plan regarding management of the grassland areas. If they are to be mown short all year, modified grassland may be a more realistic goal.
- 8.91 The Council's Ecology Officer recommends conditions in relation to ecological works to be carried out in accordance with the Ecological Appraisal, a scheme of ecological enhancement, a lighting design strategy for biodiversity, a Biodiversity Net Gain (BNG) Plan.
- 8.92 Natural England has advised that the development has the potential to negatively impact the water resource of these sites. Evidence being gathered to inform the Integrated Water Management Study for the Local Plan indicates that groundwater abstraction from the Cambridge aquifer, to meet current needs, is already damaging the natural environment including water dependent designated sites and supporting habitat. The emerging Local Plan (First Proposals) recognises the challenges in identifying long-term and interim solutions to the current water resource crisis to enable sustainable development without further detriment to the natural environment.
- 8.93 Natural England recommends a condition to ensure that water resources to meet the needs of the development alone and in combination with other proposed development, can currently be supplied sustainably and without further adverse impact to the natural environment.
- 8.94 The Environment Agency has advised that 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 the

EA are also concerned that the rivers and groundwater (including chalk streams) are vulnerable to deterioration under Water Framework Directive, from groundwater abstraction.

- 8.95 The Council's Sustainability Officer has recommended a condition in relation to the provision of BREEAM 'excellent' standards for water consumption.
- 8.96 Officers support the comments of the Ecology Officer, Natural England, and Environment Agency.
- 8.97 The development is not considered to adversely affect protected species, result in harm to nearby Sites of Special Scientific Interest, and would lead to a net gain in biodiversity.
- 8.98 The proposal complies with policies NH/4 and NH/5 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

Highway Safety and Transport Impacts

- 8.99 The site would be accessed via West Way and Grove Road which are private roads off Babraham Road. Babraham Road is the main and busy thoroughfare from Cambridge/Road High Street in Sawston to High Street in Babraham. It has a speed limit of 30 miles per hour.
- 8.100 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.
- 8.101 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.
- 8.102 Para. 115 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.
- 8.103 The application is supported by a Transport Assessment and Transport Technical Notes, and a Draft Travel Plan. These set out the existing highway network conditions, sustainable transport modes, car and cycle parking, trip generation, trip distribution, junction modelling, and the likely traffic impact. The Draft Travel Plan targets a 10% reduction in single occupancy vehicle trips.
- 8.104 There is an existing two way access on to West Way which serves Phase 1 of the Cambridge South development and an existing two way access

- on to Babraham Road. The new development would utilise these existing accesses.
- 8.105 The Local Highways Authority had advised that the development would not have a significant adverse effect upon the public highway, as Grove Road and West Way are private roads. No conditions are recommended.
- 8.106 The County Transport Team has advised that the trip generation assessment for the proposed development is agreed. This has been calculated for the anticipated site use split of 55% E(g)(ii) use and 45% B8 use (the top two trip attractors of the proposed land use types). The proposed development under 55% E(g)(ii) use/45% B8 use is anticipated to generate 71 two-way vehicle trips in the AM peak and 61 two-way vehicle trips in the PM peak.
- 8.107 The junctions included within the junction capacity assessments are agreed. This comprises the Babraham Road/Grove Road priority junction, Sawston Road/High Street priority junction, and Babraham Road/Hillside/New Road/Cambridge Road signal junction. Both the Babraham Road/Grove Road priority junction and Sawston Road/High Street priority junction are anticipated to operate within capacity under all future year scenarios. The proposals will add more development on the Babraham Road corridor. The modelling assessment for the Babraham Road/Hillside/New Road/Cambridge Road signal junction in the AM peak shows that the development will add additional traffic onto the projected at-capacity Babraham Road/Hillside/New Road/Cambridge Road signal junction.
- 8.108 The development site is located adjacent to the proposed CSET2 route. CSET2 seeks to provide a new public transport and active travel route from the A11 via Sawston and Great Shelford to the Cambridge Biomedical Campus. As part of the CSET2 proposals, a new public transport stop would be provided on Sawston Road c700m from the site. Whilst the CSET2 works were recently put on hold due to rising inflation costs, as the business case for CSET2 demonstrates that the CSET2 route is the most suitable solution to the planned growth at the Cambridge Biomedical Campus, funding is still being sought to deliver the scheme with the aim to progress with its delivery. In addition to CSET2, the Sawston Greenway, CSET1, and the Linton Greenway proposals will also benefit the development. The Sawston Greenway proposals would enhance pedestrian and cycle access to Shelford station from Sawston.
- 8.109 Conditions have been recommended in relation to a restriction on the E (g) ii use to 4,410sqm (55%) of the total GIA of the development, the submission of a travel plan, and the delivery of a zebra style crossing across West Way within the vicinity of the site access as shown indicatively in drawing no. PL003 Rev L. A request for a section 106 agreement to secure a contribution of £152,686 towards strategic active travel improvements in the area including works forming part of either CSET1 and/or 2, the Sawston Greenway, or Linton Greenway has also been raised.

- 8.110 Officers support the comments of the Local Highways Authority and County Transport Team.
- 8.111 The design of the access is acceptable and the development is not considered to result in significant traffic generation which would adversely affect the public highway and be detrimental to highway safety.
- 8.112 Sawston is one of the most sustainable villages in the district. It has a wide range of services and facilities such as shops, public houses, cafes, restaurants etc, public transport, and employment sites.
- 8.113 There is a bus stop on Babraham Road approximately 1.2km from the site which is served by bus service 7. This service runs between Cambridge and Sawston every 20 minutes Mondays to Saturdays and every hour on Sundays. It covers surrounding villages including Great Shelford, Stapleford. The service continues to village including Duxford and then to Saffron Walden every hour Mondays to Saturdays.
- 8.114 The site is considered to be accessible by walking and cycling from the village of Sawston as a footway has been approved and has been constructed along West Way and Grove Road as part of planning consent 22/03363/FUL for research and development buildings to the west of the site. A footway was secured along Grove Road and a cycleway along Babraham Road to link to the National cycle route 11 on Cambridge Road as part of planning consent 22/00209/S73 (condition 9) and S/2239/13/FL for the new Cambridge City football ground.
- 8.115 The Travel Plan will reduce travel by non-sustainable modes of transport such as the private motor vehicle.

Cycle and Car Parking Provision

- 8.116 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. Car parking provision will take into consideration the site location, type and mix of uses, car ownership levels, availability of local services, facilities and public transport, and highway and user safety issues, as well as ensuring appropriate parking for people with impaired mobility. Cycle parking should be provided to at least the minimum standards and be covered and secure.
- 8.117 The gross internal floorspace of the development is 8,018 square metres. The maximum floorspace of B8 uses is 3,620 square metres with floorspace of 4,398 square metres for B1 ancillary offices.
- 8.118 Policy TI/3 of the Local Plan requires at least 1 cycle space per 30 square metres of gross floor area for B1 uses (now E(g) i, ii, and iii) and on merit for B8 uses.

- 8.119 268 cycle parking spaces are required if the development was used for B1 purposes and at least 147 spaces for B1 and B8 uses.
- 8.120 The development would provide 88 cycle spaces within two external cycle stores adjacent to Units 1 and 3.
- 8.121 Policy TI/3 requires 1 car parking space per 30 square metres of gross floor area for B1 uses (now E(g) i, ii, and iii) and 1 space per 100 square metres for B8 uses.
- 8.122 267 car parking spaces are required if the development was used for B1 purposes and 184 spaces for B1 and B8 uses.
- 8.123 The development would provide 136 car parking spaces inclusive of 8 disabled spaces and 7 car share spaces. 55 spaces would be adjacent to Unit 1, 36 adjacent to Unit 2, and 45 adjacent to Unit 3.
- 8.124 The County Transport Team has advised that taking into consideration the site's location within proximity to the proposed CSET2 route and Sawston Greenway, a car parking ratio of 1 space per 59sqm is considered reasonable. Cycle parking provision has been determined using Census cycle mode share data in conjunction with anticipated employment numbers. The site under the highest employment density scenario would warrant demand for 83 cycle parking spaces. As such, the cycle parking provision proposed provides suitable provision.
- 8.125 Officers support the comments of the County Transport Team and the level of on-site car and cycle parking is considered appropriate.
- 8.126 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at 1 per 1,000m² of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.
- 8.127 28 car parking spaces would have EV chargers (20% active and 80% passive) which would exceed the standards.
- 8.128 The proposal complies with policies HQ/1, TI/2, TI/3, and TI/8 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Flood Risk

- 8.129 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.
- 8.130 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. Parts of the site are subject to surface water flood risk.

- 8.131 A Flood Risk Assessment and Drainage Strategy has been submitted with the application. This has been revised during the course of the application. It identifies existing surface water discharge pipes from the site which drain to the adjacent ditch to the west, existing areas at risk of flooding from surface water, and proposed method of surface water drainage.
- 8.132 The Local Lead Flood Authority has advised that it has no objections in principle to the proposed development. The surface water can be managed through the use of an attenuation tank and permeable paving, restricting surface water discharge to QBAR. The use of permeable paving is acceptable as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.
- 8.133 Conditions are recommended in relation to a detailed surface water drainage scheme based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy, surface water management during construction to prevent the risk of flooding.
- 8.134 The Environment Agency has advised that If the surface water drainage strategy relies upon infiltration SUDs, then design and construction details should be supplied, together with information demonstrating that there will be adequate clearance above peak seasonal groundwater levels, adequate water quality treatment for discharge to groundwater, and no placement of infiltration SUDs in contaminated ground where infiltration could mobilize contaminants to pollute groundwater.
- 8.135 The foundation requirements for this development have not been finalized. piling or other foundation designs or ground improvement methods using penetrative methods can pose pollution risks to controlled waters, for example through mobilizing contamination and creating preferential pathways for contaminant migration. If the finalized foundation design relies upon such methods, then full details and a foundation works risk assessment should be provided.
- 8.136 Conditions are recommended in relation to a scheme for surface water disposal and foundation design to protect groundwaters.
- 8.137 Anglian Water has advised that the foul drainage from this development is in the catchment of Sawston Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991.
- 8.138 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the

preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets.

- 8.139 The comments from the Lead Local Flood Authority, Anglian Water and the Environment Agency are supported and the development is not considered to be at high risk of flooding and would not increase the risk of flooding to the site and surrounding area.
- 8.140 The proposal complies with Policies CC/7, CC/8 and CC/9 of the Local Plan and NPPF advice.

Residential Amenity

- 8.141 The nearest residential properties to the site are located at North Farmhouse, West Way to the north and dwellings in Airfields to the south.
- 8.142 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.
- 8.143 The development is not considered to result in an unduly overbearing mass, significant loss of light, or loss of privacy to the dwelling at North Farmhouse as it would be situated a distance of approximately 130 metres from the main garden area of the dwelling.
- 8.144 A Noise Impact Assessment has been submitted with the application. This sets out the background noise levels at the site and the impact of the development upon noise sensitive premises.
- 8.145 The Environmental Health Officer has advised that the noise assessment refers to a 2008 planning consent for the site during which identifies that background noise levels remain broadly the same. It further identifies that the sources of noise are likely to be night time vehicle movements and plant noise. These impacts have been quantified and context provided to similar sites and suggest that the noise is broadly acceptable.
- 8.146 Conditions have been recommended in relation to a noise assessment and insulation measures, a Construction Environmental Management Plan to include the hours of use of site machinery and deliveries, pile driven foundations, measures to minimise the spread of dust, and a construction programme, and external lighting.
- 8.147 Officers support the comments of the Environmental Health Officer.
- 8.148 The development is not considered to adversely affect the amenities of neighbours.

8.149 The proposal complies with Policy HQ/1 of the Local Plan and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

Contamination

8.150 Policy SC/11 of the Local Plan only permits proposal where land is, or can be made, suitable for the proposed use.

8.151 A Phase 2 Geoenvironmental Assessment Report, Remediation Strategy and Verification Plan, Remediation Verification Report for Phase 1 Development, Supplementary Ground Gas Risk Assessment for Phase 2, Statement on Ground Investigations, and Phase 2 Trail Pitting report have been submitted with the application.

8.152 The Contaminated Land Officer has advised that the site has a former industrial use and is adjacent to an identified landfill. Further investigation of the site is suggested to have taken place, though not included in the submission, and additional investigation in the northwest is proposed. The submitted MLM Remediation Strategy document is broadly accepted, however requires the detail to sit alongside it to confirm how the applicant will achieve the required gas protection point score.

8.153 Conditions are recommended in relation to a detailed investigation into contamination, remediation of any contamination found, and unexpected contamination found during works and remediation.

8.154 The Environment Agency has advised that the proposed development site overlies principal and secondary aquifers within a Source Protection Zone 3 (SPZ). The previous use of the site as a factory for tile manufacturing is potentially contaminative. The site is in an environmentally sensitive location and may present potential pollutant linkages to controlled waters.

8.155 Conditions are recommended in relation to contamination investigation and remediation and unexpected contamination found during works and remediation.

8.156 Officers support the comments of the Contaminated Land Officer and Environment Agency.

8.157 The development is not considered to harm human health of the proposed occupiers and groundwaters.

8.158 The proposal complies with Policies SC/11 and CC/7 of the Local Plan.

8.159 Carbon Reduction and Sustainable Design

8.160 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.
- 8.161 Policy CC/3 'Renewable and Low Carbon Energy', requires that proposals for new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.
- 8.162 Policy CC/4 'Water Efficiency' requires that non-residential buildings must achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 158 – 164 of the NPPF are relevant.
- 8.163 A Sustainability Statement, Energy Audit and Water Conservation Statement have been submitted with the application. These documents set out sustainable design and construction technique, adaption to climate change features, renewable energy features and water efficiency measures for the development.
- 8.164 The Sustainability Officer has advised that the applicant has clarified that the basic development, inclusive of fabric improvements and efficiency measures, still fails to meet basic Building Regulations Part L 2021 compliance. Solar PV has therefore been used to bring the developments carbon emissions in line with Building Regulations standards, and then an additional amount has been added to meet the 10% required by Local Plan policy CC/3. Although officers would encourage all development to meet the requirements of basic Building Regulations Part L through good thermal performance and efficient mechanical services, the development should achieve compliance with Local Plan policy CC/3 with a 10.9% carbon reduction via PV. To ensure this is achieved, a condition is recommended for renewables as part of any permissions granted.
- 8.165 In respect of water, the Water Conservation statement sets out a development that could meet full Wat01 BREEAM credits as encouraged by the EA and Natural England. This is what officers would expect to see but the document goes on to state that although the development aspires to full credits, the applicant only fully commits to the 2 Wat01 credits required by Local Plan policy CC/4. Based upon the advice of Natural England and the EA, and because the applicants BREEAM pre-assessment demonstrates that full Wat01 credits can be achieved; the Sustainability Officer offers support for the scheme as set out in the BREEAM pre-assessment.
- 8.166 Conditions are recommended in relation to the renewable energy technologies to be installed in accordance with the energy statement and plans and water conservation measures to be carried out in accordance with the water efficiency specification used in The BREEAM Pre-assessment (which demonstrates that the development will achieve 5 BREEAM credits for water efficiency).
- 8.167 Officers support the comments of the Sustainability Officer to ensure that the development would mitigate climate change through the use of

renewable energy sources and manage and conserve water resources by achieving appropriate water efficiency standards above the standard requirement.

8.168 The proposal complies with Policies CC/1, CC/3, and CC/4 of the Local Plan.

8.169 **Other Matters**

8.170 The development would be in close proximity to Cambridge City FC's new football ground.

8.171 Sport England has consulted with the Football Foundation and Cambs FA and advised that the development would not impact upon the pitches/site. However, the FA would welcome discussions to see how they could work together to provide accessible community facilities at Cambridge City FC site for employees at proposed offices if a financial contribution was made to the Club.

8.172 Officers have taken into the comments from the FA into account but consider that community facilities at the football club are not required to make the development acceptable in planning terms.

8.173 The Police Architectural Liaison Officer has recommended conditions in relation to security measures to ensure that the development complies with Secured by Design. These have been attached as informatives to any consent.

8.174 Local Plan 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. A condition is proposed to ensure this provision.

8.175 **Planning Obligations (S106)**

8.176 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.

8.177 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.

- 8.178 The Country Transport Team has requested a contribution of £152,686 towards strategic active travel improvements in the area including works forming part of either CSET1 and/or 2, the Sawston Greenway, or Linton Greenway.
- 8.179 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.

Heads of Terms

- 8.180 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary table below:

Obligation	Contribution / Term	Trigger
Cambridgeshire County Council Transport Contribution	£152,686 towards strategic active travel improvements in the area including works forming part of either CSET1 and/or 2, the Sawston Greenway, or Linton Greenway.	Prior to first occupation

- 8.181 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).

8.182 Planning Conditions

- 8.183 Members attention is drawn to following key conditions that form part of the recommendation:

Condition no.	Detail
1	Start date
2	Approved drawings
3	Maximum floorspace of unit
4	Use restriction
5	Materials
6	Public art delivery plan
7	Refuse storage
8	Cycle storage
9	Hard and soft landscaping, boundary treatments & landscape maintenance and management
10	Landscape implementation
11	Ecological works

12	Ecological enhancement
13	Biodiversity lighting
14	Biodiversity Net Gain Plan
15	Surface water drainage
16	Surface water construction
17	Contamination investigation
18	Contamination remediation
19	Unexpected contamination
20	Pile foundations
21	Noise assessment and insulation
22	Construction Environmental Management Plan
23	External lighting
24	Pile driven foundations
25	Max floorspace of Eg(ii) use
26	Zebra crossing
27	Travel Plan
28	Renewable energy
29	Water conservation measures
30	Wifi

Planning Balance

- 8.184 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

- 8.185 The development would be contrary to Policy H/1(a) of the Local Plan which allocated the site for residential development.

Summary of benefits

- 8.186 There is an extant consent for employment use of the site under classes B1(c) light industrial, B2 general industrial and B8 storage or distribution uses and the development would retain the employment use of the site, contribute towards growth of the rural economy, and provide 272 jobs.
- 8.187 The employment uses within the development have changed to reflect the needs and demands of the employment market and the scale of the development would be in keeping with the category of the village of Sawston as a Rural Centre in accordance with Policy E/12 of the Local Plan.
- 8.188 The development is considered to be in scale and character with the large scale buildings on the existing industrial, estate and would result in a high quality development in terms of its design and appearance which would preserve the character and appearance of the area within its wider context and comply with Policies NH/2 and HQ/1 of the Local Plan.

- 8.189 The proposal is not considered to result in the loss of any important trees, would improve landscaping on the site, would not adversely affect protected species or nearby Sites of Special Scientific Interest, and would result in a net gain in biodiversity in accordance with Policies NH/4, NH/5, and HQ/1 of the Local Plan.
- 8.190 The development would result in an increase in traffic generation along Babraham Road which would be mitigated by a contribution towards public transport projects in or around Sawston and there would be an appropriate amount of car and cycle parking on site and easy access to public transport to reduce reliance upon the private car in accordance with Policies TI/2, TI/3, and HQ/1 of the Local Plan.
- 8.191 The site is not at high risk of flooding and the development would provide a suitable surface water risk scheme which would not result in an increase to flood risk to the site and surrounding area in accordance with Policies CC/7, CC/8, and CC/9 of the Local Plan.
- 8.192 The development is considered to protect the residential amenities of neighbours in accordance with Policies HQ/1, SC/9, and SC/10 of the Local Plan.
- 8.193 The development would result in carbon reductions and a higher than normal standard of water efficiency measures to adapt to climate change and protect water resources in accordance with Policies CC/3 and CC/4 of the Local Plan.

Conclusion

- 8.194 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for delegated approval subject to the completion of a Section 106 agreement to secure highway infrastructure works.

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.
- Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

10.0 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.

PL001 Revision C	Location Plan
PL003 Revision M	Proposed Site Plan
PL004 Revision A	Proposed Site Plan (1:1250)
PL005 Revision A	Proposed Boundary Treatment Plan
PL007 Revision B	Proposed Site Sections
PL030 Revision A	Unit 1 Initial Proposed Floor Plans
PL031 Revision A	Unit 1 Expansion Proposed Floor Plans
PL032 Revision A	Unit 1 Proposed Roof Plan
PL033 Revision A	Unit 1 Proposed Elevations
PL034	Unit 1 Proposed Alternative Roof Plan
PL040 Revision A	Units 2 & 3 Proposed Initial Floor Plans
PL041 Revision A	Units 2 & 3 Proposed Expansion Floor Plans
PL042 Revision A	Units 2 & 3 Proposed Roof Plan
PL043 Revision A	Units 2 & 3 Proposed Elevations
PL044	Unit 2 & 3 Proposed Alternative Roof 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. The gross internal floorspace of one single unit must not exceed 4,807 square metres.

Reason: To ensure the development would not result in a large scale storage and distribution use which would conflict with policy E/11 of the South Cambridgeshire Local Plan 2018.

4. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the premises shall only be used for research and development, light industry and storage or distribution purposes and 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.

5. 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. Works 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.

6. No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority.

The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development in accordance with policy HQ/2 of the South Cambridgeshire Local Plan 2018.

7. No development, except demolition or site clearance, shall commence until a scheme for the on-site storage facilities for commercial waste, including waste for recycling have been submitted to and approved in writing by the local planning authority. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/

refuse collection vehicle access point. The approved scheme shall be carried out before the use is commenced and shall be retained as such.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

8. 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, materials, type and layout. The facilities shall be provided 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.

9. Notwithstanding the soft landscaping plan hereby approved, no development above ground level, other than demolition, shall commence until alternative details for the soft landscaping on the north-eastern boundary of the site has been submitted to and approved in writing by the Local Planning Authority. These details shall include a planting plan showing an additional double staggered native hedgerow along the length of the northeastern boundary. The details shall also include 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.

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.

10. No development above ground level, other than demolition, shall commence until details of a hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include 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).

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.

11. 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.

12. No development 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.

13. All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal 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.

14. 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.

15. Prior to occupation a “lighting design strategy for biodiversity” features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

Reason: To conserve and enhance ecological interests and to protect the amenity of nearby properties in accordance with Policies HQ/1, NH/4 and SC/9 of the South Cambridgeshire Local Plan 2018.

16. 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 2023 paras 180, 185 and 186, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

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

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy prepared by I&L Consulting (ref: 23-014_Dales Manor, Sawston) dated 21st February 2024 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be

- appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
 - h) Full details of the maintenance/adoption of the surface water drainage system;
 - i) Permissions to connect to a receiving watercourse or sewer;
 - j) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

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

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

19. No development (or phase of) shall take place, unless otherwise agreed, until:
- a) The application site has been subject to a detailed Phase 1 Desk Study, to be submitted to and approved in writing by the Local Planning Authority.
 - b) The application site has been subject to a detailed scheme for the investigation and recording of contamination, based on the Phase 1 Desk Study, and remediation objectives have been determined through risk assessment. The 3 resulting Phase 2 Intrusive Site Investigation Report is to be submitted to and approved in writing by the Local Planning Authority.
 - 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.

20. 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

21. 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

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

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 174, 183 and 184 and relevant Environment Agency Groundwater Protection Position Statements.

23. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation / mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation / mitigation shall be carried out as approved and retained.

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

24. No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

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

25. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

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

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

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

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

implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

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

28. No more than 4,410sqm (55%) of the total GIA of the development shall be used for E(g)(ii) use.

Reason: In the interests of highway safety in accordance with paragraph 115 of the NPPF.

29. Prior to first occupation, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include suitable incentives inclusive of bus travel and/or active travel vouchers to encourage sustainable travel to the site and shall be monitored annually with all measures reviewed to ensure targets are met.

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

30. Prior to first occupation, the developer shall deliver a zebra style crossing across West Way within the vicinity of the site access as shown indicatively in drawing no. PL003 Rev L.

Reason: In the interests of highway safety.

31. The approved renewable/low carbon energy technologies (as set out in the Energy Statement and/or as shown on the approved plans) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance programme, 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 and thereafter maintained in accordance with the approved details.

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

32. Water efficiency standards for the scheme shall be carried out in accordance with the water efficiency specification used in The BREEAM Pre-assessment (reference Z28143.1, Dales Manor Business Park BREEAM 2018 Pre-assessment_v6_Excellent_10-08-23MA, which demonstrates that the development will achieve 5 BREEAM credits for water efficiency (Wat01).

The development shall only be used or occupied in accordance with the agreed details, and any amendments to the specification shall first 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 Local Plan 2018 Policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

33. Prior to the first occupation of the development, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for the development.

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

1. Infiltration

Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. 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.

2. OW Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-mineralsand-waste/watercourse-management/>
Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

3. 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.

4. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
5. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
6. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
7. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements."
8. The applicant should be aware that there is a low impact chemical installation for the production of a single inorganic chemical on the edge of the proposed site.
9. External lighting - our recommendation is that all access roads, footpaths, loading areas, car parks including cycle parking are lit by columns designed to BS5489-1:2020 or BS EN 12464-2:2014. There should be LED dusk to dawn wall mounted lights above each entrance/exit and around the building line. Please note: Bollard lighting is only appropriate for wayfinding and should not be used as a primary lighting source for any roads or parking areas, where they are also prone to damage.

10. CCTV - This is not a universal solution to security problems, but it can help deter vandalism or burglary and assist with the identification of culprits once a crime has been committed. The provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms part of an overall security plan. If external CCTV is to be installed then this should meet BS EN 50132-7: 2012+A1:2013 CCTV surveillance systems for use in security applications, be well signed and be registered with the Information Commissioners Office. Cameras should ideally cover main entrances into the buildings, service yards, car park and cycle storage. (NSI and SSAIB accreditation is also applicable for CCTV) o BS 7958 CTV Management and Operation Code of Practice o BS 8495 Export of Digital Images o BS 8418 Remote Monitoring Stations o BS 62676 British Standard for the minimum requirements for CCTV Surveillance in security applications.
11. Alarms - BS EN 50131 for wired alarm systems 4 grades (to accommodate all EU requirements) § Buildings - loss prevention standard 1175 Burglary resistance of buildings and fences, Intruder resistance, security grills. Shutters etc. commercial risk 2,3 and 4. § BS 8220 - Guide for the security of Buildings against crime – comes in 3 parts and gives guidelines on security measures that can be introduced to protect against crime.
12. Fencing - Security fencing and gates should be tested to LPS1175 SR1, with less activity during the hours of darkness. Recommends a gate or barrier which can be closed overnight.
13. External Cycle Staff - The cycle store this should be within secured fob entry compound, in view of active windows, well-lit overnight and covered by CCTV. Sheffield stands should be secured into the ground (not bolted down) as per Secured by Design guidelines. Minimum requirements for such equipment are: - Galvanised steel bar construction (Sheffield stands). There are now certificated companies registered under Secured by Design (lock it safe) sold secure silver. § Minimum foundation depth of 300mm with welded 'anchor bar' § The cycle stands must facilitate the locking of both wheels and the crossbar. § Should be in view of office/active windows, overlooked by CCTV with appropriate lighting and signage.
14. Doors – all door sets allowing direct access, e.g., front, and rear entrance door sets, plant rooms and fire doors will be certificated to one of the following standards: o PAS 24 – 2022 o PAS 24 - 2016 or o STS 201 Issue 4:2012 or o LPS 1175 Issue 7.2 (2014) Security Rating 2+ or o STS 202 Issue 3 (2011) Burglary Rating 2 or (Commercial door sets) o LPS 2081 Issue 1 (2015) Security Rating B+
15. Windows, roof windows and roof lights – all ground floor and easily accessible windows, shall be certificated to one of the following standards: o PAS 24 – 2022 or o PAS 24 - 2016 or o STS 204 Issue

4:2012 or o LPS 1175 Issue 7.2 (2014) Security Rating 1 or o STS 202 Issue 3 (2011) Burglary Rating 1 or o LPS 2081 Issue 1 (2015) Security Rating A. Recommends for this site's main entrance doors, fire exit doors and any other external doors - LPS1175 BB3 (SR2) rated doors.

16. Curtain Walling (If applicable): - Needs to be secure. Communal entrance doors within the curtain walling should still be able to achieve the relevant test and certification standard, LPS1175-SR1 or LPS2081. o Glazed curtain walling must be installed using a secure glazing retention system. The method of retaining the glass must include one or more of the following: Security glazing tape Dedicated security sealant or gasket A secure mechanical fixing system (Evidence will be required to prove the system is secure. This may be achieved by utilising the specific glazing retention test within PAS 24:2022 or PAS 24:2016 or by an indicative test on the retention system to LPS 1175 Security Rating 1 or STS 202 Burglary Resistance 1) o Attack resistant glazing is required where the glazing is easily accessible. Windows and doors must be certificated by one of the UKAS accredited certificated bodies
17. Roller shutters - Roller shutter doors providing access for deliveries and other entrances where no other door is present must be certificated to a minimum of: - LPS 1175 Security Rating 2, or - STS 202 Burglary Resistance 2, or - Sold Secure – SS101 Gold In new build developments roller shutter doors should be integrated into the fabric of the building.

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 8



Planning Committee Date	10 April 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/02966/OUT
Site	Land Off Leaden Hill, Orwell
Ward / Parish	Orwell
Proposal	Outline application for the construction of 9 No. self build plots with access and associated infrastructure with some matters reserved except for access
Applicant	Hawkswren Ltd
Presenting Officer	Charlotte Spencer
Reason Reported to Committee	Called-in by Orwell Parish Council Departure Application
Member Site Visit Date	03 April 2024
Key Issues	<ol style="list-style-type: none">1. Principle of development2. Impact on visual amenity3. Residential amenity4. Highway Safety5. Environmental Impacts
Recommendation	APPROVAL subject to conditions and a Section 106 Agreement

1.0 Executive Summary

- 1.1 The application seeks outline planning permission for the construction of 9 No. self build plots, with all matters except access reserved.
- 1.2 The proposal represents a departure from the development plan and has been advertised as such. The site, with exception to the access, lies outside the Orwell Development Framework and is seeking the provision of 9 self build dwellings.
- 1.3 Additional information has been submitted to the Local Planning Authority during the course of the application. This includes further information regarding landscaping information, biodiversity net gain and a design code.
- 1.4 In terms of the overall planning balance, it is considered that whilst the proposal would not be in an unsustainable location it would constitute encroachment into the open countryside resulting in low to moderate harm on the visual amenity of the area. However, this harm would be outweighed by the benefits of the provision of 9 self-build dwellings.
- 1.5 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 the Local Plan policies in all other respects.
- 1.6 Taking all factors into consideration, Officers recommend that the Planning Committee **approves** the application subject to conditions and the completion of a Section 106 (legal) Agreement, the final wording of which are to be delegated to officers.

2.0 Site Description and Context

Outside Development Framework	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone	1
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Public Right of Way	X
Agricultural Land Class	2		

*X indicates relevance

- 2.1 The application relates to a plot of undeveloped land located to the north west of Leaden Hill at the end of the private road. The application boundary includes the road to show the access from the adopted highway. Leaden Hill is a private, unmade road that runs south west from the junction with Hurdleditch Road and Town Green Road.
- 2.2 The site is generally flat in nature, although there is about a 1 metre change in level between the north east and south west corners. The site is surrounded by tall hedges to the south east, south west and north west beyond which lie open fields. To the north east lies the garden areas of Nos.22-26 (evens) Leaden Hill.
- 2.3 Leaden Hill is semi-rural in character and appearance with built form being located to the north west side of the road with open views across the countryside. The buildings which line the road predominantly comprise single storey and one and a half storey dwelling houses which vary in design and scale.
- 2.4 The site lies outside, but adjacent to the Orwell Development Framework. The site lies within Flood Zone 1 (low risk) and whilst there are no surface water flood risks on the main part of the site, Leaden Hill which is the access road does have surface water flooding issues. A Public Right of Way runs along Leaden Hill.

3.0 The Proposal

- 3.1 The application is seeking outline planning permission for the construction of 9 No. self build plots with access and associated infrastructure with some matters reserved except for access.
- 3.2 The site plan shows 9no.detached dwelling houses located to the rear of the orchard that fronts the site to the south east, which is to be retained. The site would be accessed from Leaden Hill at the eastern most corner of the site.
- 3.3 During the determination process, additional information in regards to a Landscape Visual Impact Assessment and Biodiversity Net Gain Assessment have been submitted to address consultation responses and further consultations have been carried out as appropriate.

4.0 Relevant Site History

- 4.1 No planning history on this site.

Relevant Neighbouring Site History

Reference	Description	Outcome
S/2972/19/FL	Residential development containing one detached dwelling and a pair of semi-detached dwellings along with access car parking and associated landscaping and infrastructure following demolition of the existing barns.(Resubmission of S/4393/18/FL)	Permitted 31.10.2019

4.2 Nos.22-26 Leaden Hill which lie directly to the north east of the site were recently approved and have since been constructed.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

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

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/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/2 – Protecting and Enhancing Landscape Character
NH/3 – Protecting Agricultural Land
NH/4 – Biodiversity
NH/14 – Heritage Assets
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments
TI/9 – Education facilities
TI/10 – Broadband

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
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 Parish Council – Object

- 6.2 The development is outside the Development Framework and so is contrary to policy. It is not considered that Orwell is one of the more sustainable villages due to drainage issues, water supply and poor public transport links. The development would result in encroachment into the countryside. Proposal is contrary to Policies S/6, S/7 and S/10.
- 6.3 The drainage system is not sufficient. There is a traffic problem at the junction of Leaden Hill, Hurdleditch Road and Town Green Road at drop off/ pick up times for the school. Leaden Hill is unmade and private and not suitable for further development.
- 6.4 There are concerns regards to the ownership of the road and the lack of contact with any owners.
- 6.5 There are misleading statements in the application which cast doubt on the information provided.
- 6.6 Disturbance from the building of self-build plots.
- 6.7 Request that 40% of the plots be affordable in compliance with Policy H/10.
- 6.8 The Parish Council requested that the application go to Planning Committee – the application was taken to the Chair’s Delegation Meeting on 14 November 2023 and it was considered that the proposal should be referred to planning committee.
- 6.9 **County Archaeology – No Objection**
- 6.10 There is archaeological potential of the site therefore, a programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition of surviving archaeological remains within the development area and to establish the need for mitigation. This can be dealt with by way of condition.
- 6.11 **County Highways Development Management – No Objection**
- 6.12 No objection subject to conditions relating to future management and maintenance of proposed streets, the submission of a Traffic Management Plan (TMP) and restriction of large construction vehicles to outside school times.
- 6.13 **Definitive Map Officer – No Objection**
- 6.14 Public Footpath No.10, Orwell runs along the access road to the site. No objection, however the applicant should be aware of the presence of the public footpath, its legal alignment and width. The footpath must remain open and unobstructed at all times. Please add informatives.
- 6.15 **Ecology Officer – No Objection**

First Comment 15.08.2023

- 6.16 The submitted ecological assessment has not found any evidence that a protected species licence will be required. The report has recommended non-licensable avoidance measures. Agree with the document no further reports required.
- 6.17 It is noted within the ecological assessment that the area mapped as mixed scrub is mapped on Magic as traditional orchard but is scrub consisting of hawthorn and bramble. Bird and bat boxes could be integrated into the building.
- 6.18 Required submission of the Biodiversity Net Gain Calculations. Clarification regarding the scrub planting and if and how many trees from the orchard would be lost.

Second Comment 15.11.2023

- 6.19 Issues with the completed BNG metric. Concern that the other neutral grassland on site has been undervalued. The trading rules have not been satisfied and the area cross check has also failed. The LPA does not consider large trees to be a realistic proposal. Cannot agree an in-principle approach to the provision of biodiversity net gain.

Third Comment 29.02.2024

- 6.20 A BNG report has been submitted and for a measurable net gain 5.59 units of medium distinctiveness habitat would need to be provided offsite either by creation on another site or an off-site credit purchases.
- 6.21 Due to the presence of trees with low potential bat roost features on site, a Construction Ecological Management Plan (CEcMP) will be required, which can be submitted by way of condition.
- 6.22 A wildlife sensitive lighting scheme should be designed to reduce impacts on foraging and commuting bats. This can be dealt with by way of condition.
- 6.23 There is sufficient ecological information to determine the application.
- 6.24 **Environmental Health – No Objection**
- 6.25 No objection subject to conditions regarding construction hours and piling.
- 6.26 **Landscape Officer – Object**

First Comment 16.11.2023

- 6.27 A Landscape Visual Assessment has been submitted. Concern that it states that the sites use as a paddock and orchard that the site is more closely related to the village than to the open countryside, but officers considered that a paddock is still a countryside use regardless of adjacency to the village edge.

- 6.28 The LVA suggest views from Malton Road and the footpaths between Malton Road and the site do not benefit from views due to the topography, however, there are no photographs to demonstrate this.
- 6.29 The dwellings and gardens are intended to be located within a retained and enhanced buffer hedges, but it is not clear how this will be maintained and how any future pressures for removal in order to create views would be mitigated.
- 6.30 Concerns about the design code element of the Design and Access Statement.
- 6.31 Further information and clarification required.
- Second Comment 13.03.2024*
- 6.32 The LVA has been updated to provide the information requested.
- 6.33 The dwellings are intended to be located within a retained and enhance buffer hedge with additional vegetation and trees but it is not clear how this will be maintained. The surrounding hedge and enhanced planting should be excluded from the plot ownership boundaries and put into a communal management and maintenance programme.
- 6.34 There is some information within the Design and Access Statement that is contrary to the LVA and some details need to be tightened.
- 6.35 Recommend condition for hard and soft landscape details.
- 6.36 **Ramblers Association – Comment**
- 6.37 It is essential that safe access to the PROW is maintained throughout, and without damage to the PROW. Care must be taken with the design of the entrance so this provides vehicles with clear and unobstructed visibility in both directions.
- 6.38 **S106 Officer – Comment**
- 6.39 Planning obligations for public open space, indoor community space, green infrastructure, burial space contribution, indoor sports and monitoring fees sought.
- 6.40 **Sustainable Drainage Officer – No Objection**
- 6.41 The applicant has submitted a suitable drainage strategy. The proposals have not indicated a detailed surface water or foul water drainage scheme however, this can be sought by way of condition.
- 6.42 **Sustainability Officer – No Objection**

6.43 No objection subject to conditions relating to renewables and water consumption.

6.44 **Tree Officer – No Objection**

6.45 Trees within the redline boundary have no legal protection. An Arboricultural Impact Assessment has been submitted and this details the necessary information at this stage. The development requires the removal of 7 individual Malus trees and three tree groups of mixed species all categorised as C low value trees which line the east side of the site. These trees as a group contribute to the frontage of the site. To mitigate against the loss of these trees, the illustrative site plan shows new trees, however, there is no supporting landscape and aftercare plan. This detail can be secured by way of condition.

7.0 Third Party Representations

7.1 31 representations, including multiple responses from single addresses and a joint representation from a group of addresses, have been received.

7.2 Those in objection have raised the following issues:

- Outside Development Framework contrary to policy;
- 9 dwellings in Group Village contrary to policy;
- Self-build need queried
- Impact on visual amenity;
- Impact on health of neighbouring properties;
- Overlooking;
- Loss of view of open countryside;
- Increase in traffic and highway safety;
- Impact on Public Right of Way
- Condition of Leaden Hill;
- Insufficient parking;
- Ecology;
- Flooding;
- Sewage;
- Contamination;
- Height of hedge;
- Red line including Leaden Hill
- Errors in the LVIA;

7.3 Those in support have given the following reasons:

- Provision of self-build;
- Provision of housing.

7.4 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

8.1 Principle of Development

- 8.2 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.
- 8.3 Policy S/10 of the Local Plan identifies Orwell as a Group Village and residential development of up to 8 dwellings will be permitted within the Development Framework.
- 8.4 The site lies outside of the Orwell Development Framework and within the open countryside and the proposal is for 8 dwellings. As such, the proposal fails to comply with Policies S/7 and S/10 of the South Cambridgeshire Local Plan (2018) as a matter of principle.
- 8.5 The supporting text to Policy S/7 sets out the 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.

Gradual Encroachment

- 8.6 The proposed site is adjacent to existing built form along the north western side of Leaden Hill, however, it is surrounded by open fields on three sides. The development would result in additional built form which would extend further into the countryside. Whilst further consideration of the visual impact will be discussed in more detail in the following sections, it is considered that due to the siting of the proposed development it would result in gradual encroachment and is therefore considered to be contrary to the first purpose of Policy S/7.

Unsustainable Locations:

- 8.7 The site lies outside of, but immediately adjacent to, the development framework boundary. Orwell is a Group Village and it benefits from a primary school, post office and shop, pub, churches, village hall and recreation ground. There is also a bus stop serving Hurdleditch Road providing services, albeit limited, to and from Cambridge. As such, some of the day-to-day basic requirements can be met without the need to travel outside the village.
- 8.8 The site is in close proximity to the services that Orwell provides and the entrance to the primary school is less than 400 metres away from the main part of the site with the shop/post office and pub being located approximately 650 metres away. As such, it is considered that the

proposal would be in a sustainable location and not contrary to the second purpose of Policy S/7.

8.9 Settlement Strategy

8.10 Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure (criterion e).

8.11 Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.

8.12 Policy S/6(4) sets out that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.

8.13 Orwell is a Group Village and would only provide some of the day-to-day needs of residents without the need to travel outside of the village. As such, Policy S/10 only allows for residential development up to an indicative maximum scheme size of 8 dwellings or up to about 15 dwellings where this would make the best use of a single brownfield site.

8.14 The proposal is for 9 dwellings on land which is not considered to be brownfield and so contrary to Policy S/10. However, it is noted that the maximum scheme size of 8 dwellings is indicative only and the supporting text in paragraph 2.62 states that 'Development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 8 or exceptionally 15 dwellings in Group Villages'.

8.15 It is considered that one additional dwelling above the indicative maximum allowance is not considered to be significantly larger than what the Policy S/10 allows and would not result in an unacceptable level of additional pressure on the local services than what would be created by the permitted 8 units that is referenced. Notwithstanding this, the proposal would result in a departure from the Local Plan.

8.16 As the proposal would conflict with the first purpose of Policy S/7 and Policy S/10 it needs to be determined whether there are other material considerations that would warrant a departure from the Local Plan.

8.17 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 Grades 1, 2 or 3a agricultural land unless: a) land is allocated for development in the Local Plan; b) sustainability considerations and the need for development are sufficient to override the need to protect the agricultural value of the land.
- 8.19 The land is classed as Grade 2 agricultural land which is considered best and most versatile and the proposal would result in its irreversible loss. The land is not allocated for development within the Local Plan and no sustainability considerations have been put forward to argue against the need to protect agricultural land.
- 8.20 Notwithstanding that the proposal is contrary to Policy NH/3, it is noted that the land is currently used as a paddock rather than for crop growing. It is also noted that the size of the site is relatively small and so the loss of this area would have a very minimal impact on food production in the area. The degree of conflict with Policy NH/3 is therefore limited.
- 8.21 Self Build Need
- 8.22 Paragraph 63 of the National Planning Policy Framework (NPPF) (2023) highlights the need for different groups in the community to be assessed and reflected in planning policies, including “people wishing to commission or build their own homes”.
- 8.23 Whilst the recommendations of the Bacon report are noted and this includes a Custom and Self Build Delivery Unit, these have not yet been agreed and translated into national policy.
- 8.24 South Cambridgeshire District Council is a Right to Build Vanguard Authority with a statutory duty under section 2A of The Self Building and Custom Housebuilding Act 2015 which requires the Council give suitable development permission in respect on enough serviced plots of land to meet the demand for self build and custom housebuilding in the Authority’s area. Therefore, weight needs to be given to the delivery of self-build dwellings should the Council have a shortfall in delivery.
- 8.25 The level of demand is established by reference to the number of entries added to an Authority’s register during a base period. At the end of each base period, authorities have 3 years in which to permit an equivalent number of plots of land which are suitable for self-build and custom housebuilding, as there are entries for that base period.
- 8.26 The table below shows the number of people added to the register for each base period and the number of planning permissions granted within 3 years from the end of each base period.

Assessment Period	Number of people added to register (within base period)	Permissions Granted (3 years following base period)
Base Period 1: 01/04/16 to 30/10/16	69	69
Base Period 2: 31/10/16 to 30/10/17	89	89
Base Period 3: 31/10/17 to 30/10/18	135	14
Base Period 4: 31/10/18 to 30/10/19	204	64
Base Period 5: 31/10/19 to 30/10/20	157	86
Base Period 6: 31/10/20 to 30/10/21	189	-
Base Period 7: 31/10/21 to 30/10/22	130	-
Base Period 8: 31/10/22 to 30/10/23	82	-

- 8.27 The table shows that the number of applicants on the register from 2016 up to the end of base period 5 on 30 October 2020 was 654. To comply with the Act, suitable permissions should have been granted for 654 self-build dwellings by 30 October 2023. Only 322 dwellings have been granted permission, which results in a shortfall of 332 plots. It is noted that the provision of 9 self-build dwellings would make a limited contribution to the demand identified on the Council's register.
- 8.28 There have been a number of appeal decisions relating to applications for self-build properties within the District.
- 8.29 The applicant has referred to APP/W0530/W/21/3282234, which was allowed in March 2022 at land at St Peters Street, Caxton for 9 dwellings. In this instance, the Inspector gave significant weight to the undersupply of self and custom building housing as a material consideration to warrant a departure from the development plan. The Inspector allowed 9 self build plots at Firs Farm, St Peters Street in Caxton where it was considered that despite being outside of the development framework, the site was closely linked to the village and there would be no significant harm to the character or appearance of the village or countryside and therefore, the provision of self-build would outweigh any harm.
- 8.30 More recently, an appeal for 9 self-build dwellings at Land South of the Causeway, Kneesworth was allowed in September 2023 ref APP/W0530/W/23/3322754. Similar to the Caxton appeal, the Inspector considered that the proposal was considered to be sustainable with an

acceptable visual impact and the self-build provision outweighed the harm created by departure from the development plan.

- 8.31 However, conversely there have been appeal decisions where the Inspectors have concluded that the self build provision does not outweigh the harm.
- 8.32 An appeal for 5 self-build dwellings Land North of West Croft, Orwell was dismissed in September 2023 ref: APP/W0530/W/23/3320454. The Inspector considered that 'the appeal site is beyond the edge of the village, and most facilities and services would be a substantial walk away, which would likely result in many journeys to and from the site being by car. Therefore, the site would not be in a wholly sustainable location'. In addition, the Inspector considered that it would be harmful to the character and appearance of the open countryside due to its siting. In this case whilst the Inspector gave substantial weight to the provision of self-build dwellings, it did not outweigh the harm in this instance.
- 8.33 When comparing this appeal decision to the current case, the distances to the village's services are noted above and officers consider that the development would be within walking distance of the services reducing the reliance on cars.
- 8.34 This appeal outcome in Orwell was similar to an appeal for a proposal for 9 self-build dwellings in Thriplow (APP/W5030/W/22/3313661) on 2nd October 2023. Whilst the Inspector considered that the shortfall in self-build should be given significant weight, it did not outweigh the significant harm due to its unsustainable location and impact on the countryside.
- 8.35 What the contradicting appeal decisions identified above demonstrate is that each proposal needs to be considered on its own merit and the benefit of the provision of self-build needs to be considered against the level of harm created by the development. This is demonstrated by comments made by the Inspector for the Orwell appeal outlined above who stated 'I note in relation to local cases within South Cambridgeshire, in addition to the Inspectors attributing substantial weight to the benefit of providing self/custom build houses within the district, that also found other contributing factors to allow the appeals'.
- 8.36 Comments which query the need for self-build from third party representations are noted. However, officers can only consider the need as outlined within the Council's published numbers which are district wide.
- 8.37 The applicants are happy to enter a legal agreement to secure the units as self-built. Subsequently, it is considered that substantial weight can be given to the provision of self-build dwellings.,
- 8.38 In conclusion, Officers acknowledge that the proposal would be contrary to Policies S/7, S/10 and NH/3 and so it represents a departure from the Local Plan. However, substantial weight can be given to the provision of

self-build dwellings. As such, an on-balance view would need to be taken as to whether the harm can be outweighed by this benefit. This balance will be considered in more detail in the concluding parts of this report.

8.39 **Housing Provision**

8.40 Density

8.41 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.

8.42 The site measures approximately 1 hectares in area. The provision of 9 dwellings on the site would equate to a density of approximately 9 dwellings per hectare. Whilst this is lower than the recommended 30dph, the majority of the houses along Leaden Hill benefit from very large plots. As such, it is considered that it would not appear out of keeping with the locality and would accord with Policy H/8 in this instance given the sites edge of village location.

8.43 Affordable Housing

8.44 Local Plan Policy H/10 requires 40% affordable homes on development sites of 11 dwellings or more, or on development sites of less than 11 units if the total floorspace of the proposed units exceeds 1,000 sqm, except where it can be demonstrated unviable in light of changing market conditions, individual site circumstances and development costs, in which case a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated. The NPPF paras 60 – 67 and Annex 2 Glossary are relevant.

8.45 The final design and size of the dwellings would be decided at Reserved Matters stage. However, due to the number of the dwellings and housing density proposed it is considered that it is likely that the proposal would exceed 1,000sqm of floorspace in total which would trigger the need to provide affordable homes.

8.46 However, the proposal would result in the provision of self-build of which the Council has a shortfall of. In addition, as the final occupiers would build the dwelling that would be necessary for their needs it would be difficult to control the affordability and it is unlikely that a housing provider would be in the position to take control of these units.

8.47 Given the scheme seeks to deliver self-build housing, no conflict with Policy H/10 is identified in this instance.

8.48 **Design, Layout, Scale and Landscaping**

- 8.49 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.
- 8.50 Policy NH/2 is relevant to the landscape and visual impacts of a proposal, which seeks 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.
- 8.51 Policy SC/9 seeks to support development where external lighting does not result in an unacceptable adverse impact on the surrounding countryside.
- 8.52 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.
- 8.53 The site comprises undeveloped land on a low gradient hill. The site is currently surrounded by hedgerows to the south east, south west and north west. As explained above, due to its positioning it is considered that the development would result in encroachment into the open countryside.
- 8.54 A Landscape and Visual Appraisal (LVA) has been submitted by the applicant in support of their application which has been reviewed by the Council's Landscape Officer, who following the submission of amendments has no objection to the detail and methodology provided within the LVA.
- 8.55 View 1 within the appendix shows the height of the hedge along the farm track and PRoW to the south east. View 2 shows this boundary from further along the public footpath. From View 2, you can see the existing properties along Leaden Hill and it demonstrates that the hedge mostly shields the view of the new two storey dwelling houses at Nos.22 and 24 with only the top of the roof being visible. The applicant has confirmed this is currently approximately 6-7 metres. Therefore, it is considered that the hedge would limit the views of the new development, with a small section being visible due to the gap in the hedge to create the access way.
- 8.56 Notwithstanding that the final design and scale of the dwellings are a matter to be reserved, a Design Code has been submitted outlining the rules that the new houses shall be designed against. This states that the two storey elements, which would be limited to the area closest to Leaden Hill would be no higher than 7 metres, which would be lower than the dwellings at Nos.22 and 24. Subject to conditions ensuring new buildings comply with this Design Code and that the hedge will be kept at the same height as it is now, it is considered that there would be only limited views

from View 2 which would have a minimal visual impact on the public views from the south east. As the retention of the hedge is also an important factor, it is considered reasonable to add a condition requesting tree protection plans for this hedge.

- 8.57 View 3 is from the south west and demonstrates that the site would be partially shielded by the existing soft vegetation. The hedge along this boundary is not as tall as the hedge along the farm track, however, along this edge the indicative plan and the Design Code demonstrates that there would be a 5m wide enhanced landscape buffer.
- 8.58 A landscape buffer would also be installed along the north west boundary which has been shown in View 5 (Hurdleditch Road). Similar to View 3, the existing and proposed enhanced landscaping should limit the views to roof tops only being visible. This would be aided by the dwellings close to this boundary being limited to single storey in height with a maximum height of 4 metres as specified within the Design Code.
- 8.59 Officers note the Landscape Officer's concerns regarding how the landscape buffer would be maintained to ensure that future residents do not remove this landscaping to improve their view. However, landscaping is a reserved matter and it is considered that a lot of these details are not to be considered under this outline application. Nonetheless, the 5 metre buffer is important to limit the level of visual impact of the proposal and so it is considered that it is reasonable to add a condition that one is provided along the south west and north west boundaries. In addition, a landscaping condition which specifies the long term management of the communal areas, boundary hedges and trees can be added. It is also noted that the Design Code specifies that this buffer would be managed under a management control company.
- 8.60 Longer views from public footpaths on or near Malton Road have also been submitted. These demonstrate that views of the site from further afield would not be visible or would not be discernible from the existing built form of Orwell.
- 8.61 Officers have had further discussions with Landscape Officers who have stated that subject to strong landscaping conditions, the impact of the proposal on wider views from the open countryside would be low to moderate in the short term, moving to negligible to low in the long term when proposed planting has matured.
- 8.62 Notwithstanding that the size, scale and bulk are reserved matters. The applicant has submitted a design code. Officers are in agreement that this design code would be suitable for this location.
- 8.63 Subsequently, it is considered that the proposal would have a limited impact on the visual amenity of the surrounding area, with final details to be agreed at reserved matters stage. The proposal is compliant with

Policies HQ/1, NH/2 and SC/9 of the South Cambridgeshire Local Plan (2018).

8.64 Trees

8.65 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.

8.66 The application is accompanied by an Arboricultural Impact Assessment which has been reviewed by the Council's Tree Officer, who raises no objection to the proposals.

8.67 None of the trees on site have legal protection. The proposed development requires the removal of 7 individual trees and three tree groups of mixed species categorised as C low value trees. In terms of amenity value these trees as a group contribute to the frontage of the site. It is noted that the illustrative site plan shows proposed new trees to mitigate this loss although it is noted there is no supporting landscape and aftercare to support this. Landscaping is a reserved matter and so this can be dealt with at a later stage although it would need to confirm the tree planting plan. This can be secured by way of condition.

8.68 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4 and HQ/1 of the Local Plan.

8.69 Carbon Reduction and Sustainable Design

8.70 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.

8.71 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.

8.72 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.

8.73 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.

8.74 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.

8.75 **Biodiversity**

8.76 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/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.

8.77 At the time of the Planning Committee this item is to be reviewed at, the requirement for 10% biodiversity net gain requirement should have come into force (02 April 2024). In November 2023 the Government published advice in regards to exemptions from the Biodiversity Net Gain requirements of the Environment Act. Proposals for self-build dwellings were included within the list of exemptions to this provision but only if the area is no larger than 0.5 hectares. However, the application was submitted prior to 02 April 2024 and so the proposal is exempt from 10%, however, to be in accordance with the Council's Biodiversity SPD, a measurable net gain is required.

8.78 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal and biodiversity net gain assessment which sets out that 5.59 units of medium distinctiveness habitat would need to be provided offsite either by creation on another site or an off-site credit purchase to get an equivalent increase of 15.84% which would meet the requirements of the Environment Act and the Biodiversity SPD.

8.79 Concerns have been raised in terms of the impact on wildlife. 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 in relation to the submission of a Construction Ecological Management Plan (CEcMP), ecological enhancement and biodiversity net gain and a lighting design scheme to ensure the protection of species and the estimated biodiversity net gain is delivered.

8.80 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/4 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

8.81 **Water Management and Flood Risk**

- 8.82 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.
- 8.83 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The majority of the site is not at risk of surface water flooding, however, Leaden Hill which has been included within the red line is. It is also noted that numerous representations have raised concerns with the surface water flooding that occurs along the road.
- 8.84 The applicants have submitted a Flood Risk Assessment and Sustainable Drainage Strategy. The Council's Sustainable Drainage Engineer has advised that the submitted document has demonstrated a suitable drainage strategy. The proposals have not indicated a detailed surface water or foul drainage scheme, however, it would be acceptable to obtain this information by way of conditions.
- 8.85 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.
- 8.86 **Highway Safety and Transport Impacts**
- 8.87 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.
- 8.88 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.
- 8.89 Para. 115 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.
- 8.90 Access is a matter to be considered under this application. Access to the site would be from Leaden Hill which is a private, unmade road. The Local Highways Authority have been consulted on the proposal and have raised no objection subject to conditions relating to future maintenance and management of the proposed streets, submission of a traffic management plan (TMP) and restriction of heavy vehicles visiting the site during school pick up and drop off times.
- 8.91 Due to the proximity of the site to the primary school these conditions are considered reasonable to ensure the safety of the public highway.

- 8.92 Leaden Hill is a Public Right of Way (PRoW). The County's Definitive Map Team has been consulted on the proposal and have confirmed they have no objection subject to informatives reminding the applicant of their legal duty to ensure the public footpath remains open and unobstructed at all times along with other legal duties.
- 8.93 The Ramblers Association have also commented repeating the importance that safe access to the PRoW is maintained throughout.
- 8.94 To ensure the safety of pedestrians who use the PRoW, it is considered reasonable to add a condition that a pedestrian visibility splay is provided and kept clear of obstruction at the point where the estate road meets Leaden Hill.
- 8.95 Many concerns regarding the suitability of Leaden Hill have been raised by objectors. Leaden Hill is a private road and so the Local Highways Authority have no jurisdiction over this. It is for the private owners of the road to maintain the road and any damage done to Leaden Hill and potential recovery of costs would be a civil matter which is not for the Local Planning Authority to arbitrate. It is also a civil matter in regards to any future ownership or rights of way along Leaden Hill.
- 8.96 A representation was received stating that the surface of Leaden Hill results in inconvenient access for those with mobility issues contrary to Policy HQ/1 (g). Whilst officers note that the gravel road would not be beneficial for those with lower levels of mobility, as Leaden Hill is private, the Local Planning Authority cannot control this. As the road already serves 18 dwellings, it is considered it would be unreasonable to refuse the application for this reason alone.
- 8.97 Other concerns have been made about the junction between Leaden Hill and the adopted highway at Town Green Lane and Hurdleditch Road. The Local Highways Authority are able to comment on this as the red line extends to the adopted highway and have raised no concerns subject to the conditions which would be imposed. Further conversations with the Highways Authority have been had and they have confirmed that the accident history data shows no 'personal injury accidents' have occurred at that junction in the last 5 years.
- 8.98 Concerns have been raised regarding Leaden Hill being included within the red outline and that this would allow this area to be included as part of the construction site. Leaden Hill has been included to demonstrate the access from the adopted highway. A Traffic Management Plan has been requested by the Highways Authority and within this, measures can be put in place to ensure no parking or deliveries take place along Leaden Hill. The details will be confirmed when the condition is discharged.
- 8.99 Subject to conditions the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

8.100 **Cycle and Car Parking Provision**

- 8.101 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.
- 8.102 Concerns regarding the level of parking have been raised, including the lack of visitor parking.
- 8.103 As the proposal is at Outline stage, parking details are not finalised, however, it is considered that there would be sufficient space for each dwelling to benefit from two parking spaces in compliance with Policy TI/3 of the Local Plan. The provision of visitor parking would be considered once the details have been submitted within the Reserved Matters Stage. One cycle parking space would be required per bedroom per dwelling to accord with Policy TI/3. Details on secure cycle parking would be required at the Reserved Matters stage.
- 8.104 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.

8.105 **Amenity**

- 8.106 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.
- 8.107 Nos.22-26 (evens) Leaden Hill lie to the north east of the site, however an open gap would be retained between the proposal dwellings and these neighbouring properties. The access from the adopted highway runs past other properties along Leaden Hill.
- 8.108 The size, scale, layout and design of the dwellings are reserved matters. However, it is noted that the illustrative site plan demonstrates that 9 units can be provided on the site with a sufficient distance from neighbouring properties to limit the level of impact on these neighbours. This would be fully considered at Reserved Matters stage.
- 8.109 Subject to conditions, it is considered that the proposal would have an acceptable level of impact on the residential amenity of neighbouring properties and is compliant with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).
- 8.110 Future Occupants

- 8.111 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.
- 8.112 The internal design of the dwellings is not to be determined as part of the application, however, Policy H/12 requires that new dwellings meet the minimum space standards and provide private amenity space to accord with the policy. This can be secured by way of condition if approved.
- 8.113 In terms of private garden areas, notwithstanding the reserved matters the illustrative site plan demonstrates that 9 dwellings can fit on the site whilst benefitting from large gardens.
- 8.114 Construction and Environmental Health Impacts
- 8.115 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.
- 8.116 Concerns have been raised regarding the impacts during construction.
- 8.117 The Environmental Health Officer has reviewed the proposals and raised no concerns subject to conditions regarding construction hours piling which would protect people living nearby during the construction phase. Building works are temporary and whilst they can result in disruption to nearby residents it would not be reasonable to refuse the application for this reason.
- 8.118 Concerns have been raised regarding potentially contaminated land. Due to the historic use of the site as a paddock/agricultural and the sensitive end use it is considered reasonable to request contaminated land information by way of condition.
- 8.119 Summary
- 8.120 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010.
- 8.121 The associated construction and environmental impacts would, subject to conditions, be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.
- 8.122 **Third Party Representations**

8.123 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
Principle contrary to policy	Considered in paras 8.2-8.18 Considered as part of the balance in 8.118 – 8.127
Queries over Self-build need	Considered in paras 8.19-8.31 Considered as part of the balance in 8.118 – 8.127
Impact on visual amenity	Considered in paras 8.40 – 8.51 Considered as part of the balance in 8.118 – 8.127
Impact on neighbours	Considered in paras 8.89 – 8.92
Highway safety including the condition of Leaden Hill and PRow	Considered in paras 8.75 – 8.83
Parking	Considered in paras 8.85 – 8.87
Ecology	Considered in paras 8.63 – 8.67
Flooding	Considered in paras 8.69 – 8.72
Loss of view	The loss of a view is not a planning matter
Sewage Capacity	This is an issue that would be dealt with under Building Control
Missing consultation letters	Nos.2a, 4, 6, 8a and 8b were not consulted by letter. As these properties are not immediately adjacent to the site outline as per the location plan it is not a requirement for them to be directly consulted. A site notice was also displayed to allow members of public who were not consulted by letter to be made aware of the application.
Red line plan	Concerns have been raised regarding the inclusion of Leaden Hill within the red outline. This has been included to show the access from the adopted highway. The red outline does not necessarily define ownership and the applicants have signed Certificate of Ownership C which demonstrates that the applicant does not own the whole site.
Ownership	The Parish Council had raised that owners of Leaden Hill had not been informed of the planning application. The applicants have signed Certificate of Ownership C which states that not all owners could be given appropriate notice and all reasonable steps have been taken to find out the names and addresses of the owners. Officers checked with the Agent who confirmed that Leaden Hill is unregistered and which is why they put a Notice in the Cambridge News. They also confirmed some residents have extended

	their ownership to include the road and understands that those people had been served notice.
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8.124 Planning Obligations (S106)

8.125 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.

8.126 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.

8.127 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.

8.128 Policy SC/4 states all housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development. Paragraph 9.11 of the supporting text of this policy states ‘Reflecting Planning Practice Guidance, the Council will not seek tariff style S106 contributions for general off site infrastructure improvements from sites under 10 dwellings (and which have a combined gross floor space of no more than 1,000m2).

8.129 Whilst the application has been submitted in outline, it is clear to officers from the illustrative site plan and the number of proposed dwellings that the proposed floorspace will exceed 1,000 sqm meaning that Section 106 contributions are required in accordance with the South Cambridgeshire Local Plan.

8.130 Heads of Terms

8.131 The Heads of Terms (HoT’s) as identified are to be secured within the S106 and are set out in the summary table below:

Obligation	Contribution / Term	Trigger
Open Space: - Provision - Management	£21,635.26 – towards sports facilities and infrastructure	Pre-Commencement

- Access - Sports pitches - Allotments - Drainage management	£33,716.37 – towards new play equipment £3,175.86 – towards the improvement and upkeep of Chapel Orchard £1,596 – towards improving local allotments	
Health	£1,470 towards provision of burial space	Pre-Commencement
Indoor community facilities	£9,822.41 towards improvements to indoor meeting space including the village hall and pavilion £5,683 towards Melbourn Sports Centre £6,337 towards indoor swimming pool improvements at Melbourn Sports Centre	Pre-Commencement
Green Infrastructure	£10,353.42 towards the upgrade of green spaces including Hurdleditch Green, Fishers Land and Clunch Pit SSSI	Pre-Commencement
S106 Administration, Monitoring and Compliance	£2,220	N/A
Self Build	To secure the provision of the dwellings as self-build	Compliance

8.132 The planning obligations are necessary, directly related to the development, fair and reasonable 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).

8.133 **Other Matters**

8.134 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. A condition is proposed to ensure this provision.

8.135 Archaeological investigations and earthwork surveys towards the historic core of Orwell have identified a number of medieval works. Due to the

archaeological potential of the site a programme of investigation and recording in order to provide more information regarding the presence or absence and condition, of surviving archaeological remains within the development area. This can be dealt with by way of condition to ensure compliance with Policy NH/14 of the Local Plan.

8.136 **Planning Balance**

8.137 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).

8.138 Summary of harm

8.139 The proposal is contrary to the development plan as it lies outside of the Orwell Development Framework and is for 9 dwellings. However, as explained above, officers consider that the site is not in an unsustainable location but it does constitute encroachment into the countryside.

8.140 Notwithstanding the spatial encroachment into the countryside, it is considered that the proposal would result in low to moderate harm on the visual amenity taking into account views from the countryside and over time with the maturity of landscaping, this can be improved to negligible to low harm.

8.141 The proposal is for 9 dwellings which is one above the policy requirements of Policy S/10. However, it is considered that the uplift of one dwelling would only result in limited harm.

8.142 The proposal would result in the loss of Grade 2 agricultural land which is considered to be best and most versatile land. However, the land is not currently being farmed and is limited in size. As such, the harm is considered to be low.

8.143 Summary of benefits

8.144 The proposal would result in the provision of 9 self-build dwellings. As explained above, the Council currently has a shortfall of 332 self build plots as of 30 October 2023. Within appeal decisions, Inspectors have given significant weight to the provision of self-build dwellings and whilst 9 is somewhat limited in number it would help address the Council's shortfall. As such, officers considered that the provision of self-build dwellings should be given significant weight.

8.145 Conclusion

8.146 In summary, it is considered that as the visual impact of the proposal on the open countryside is low to moderate at worst, the uplift of one dwelling above policy requirements is low and the loss of agricultural land is low,

the provision of self-build dwellings outweighs the harm created by the proposal.

- 8.147 As officers consider that the provision of self-build tips the balance in favour of development, it is considered reasonable that a legal agreement is made to ensure that the dwellings would meet the definition of self/custom-build. This will be included within the Section 106 Agreement.
- 8.148 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.
- 8.149 All conditions which are required to be discharged prior to commencement have been agreed with the applicant.

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.
- Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) and agreement for the plots to be self-build as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

10.0 Planning Conditions

1. No development shall commence until details of the appearance, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

2. Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

Plans to be listed

PL(01)01 – Location 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.

4. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:
 - i. Movements and control of muck away Lorries (all loading and unloading should be undertaken off the adopted public highway and Leaden Hill)
 - ii. Contractor parking should be within the curtilage of the site and not on street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway and Leaden Hill)
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Works shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and paragraph 115 of the NPPF 2023.

5. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a Private Management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

6. 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.

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.

7. 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).

Informatives: Partial discharge of the condition 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.

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

Reason: To satisfy the Local Planning Authority that trees and hedges to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Policy HQ/1 of the South Cambridgeshire Local Plan.

9. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with South Cambridge District Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme 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, details of all SuDS features;
 - 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) Full details of the maintenance/adoption of the surface water drainage system;
 - g) Measures taken to prevent pollution of the receiving groundwater and/or surface water
 - h) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

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.

10. No development (or phase of) shall take place, unless otherwise agreed, until:
- a) The application site has been subject to a detailed Phase 1 Desk Study, to be submitted to and approved in writing by the Local Planning Authority.
 - b) The application site has been subject to a detailed scheme for the investigation and recording of contamination, based on the Phase 1 Desk Study, and remediation objectives have been determined through risk assessment. The resulting Phase 2 Intrusive Site Investigation Report is to be submitted to and approved in writing by the Local Planning Authority.
 - 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 Policies CC/7 and SC/11 of the adopted South Cambridgeshire Local Plan 2018.

11. 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

12. 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 protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with Policy SC/11 of the South Cambridgeshire Local Plan 2018, National Planning Policy Framework (NPPF), paragraphs 174, 183, 184 and relevant Environment Agency Groundwater Protection Position Statements.

13. No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority.

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 and CC/8 of the South Cambridgeshire Local Plan 2018.

14. Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog connectivity, habitat provision and other biodiversity enhancements, including how a measurable net gain in biodiversity will be accomplished, when it will be delivered and how it will be managed. The biodiversity net gain scheme shall include details of any purchasing and monitoring of any offsite biodiversity units, costings and appropriate legal agreements to guarantee third party delivery of ongoing habitat management requirements. The approved scheme shall be fully implemented within the agreed timescale following the substantial completion of the development unless, for reasons including viability or deliverability, it is otherwise agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4, the Greater Cambridge Shared Planning Biodiversity SPD 2022 and the NPPF paragraphs 8, 180, 185 and 186.

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

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

Reason: To conserve ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4, the Greater

Cambridge Shared Planning Biodiversity SPD 2022 and the NPPF paragraphs 8, 180, 185 and 186.

16. 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. Any tree planting plans should adhere to BS 8545:2014 Trees: from nursery to independence;

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. This shall include the management of all communal areas, boundary hedges and trees.

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.

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.

17. No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local

planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

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 and thereafter maintained in accordance with the approved details.

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.

18. 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.

19. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

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

20. Notwithstanding the reserved matters and condition 1, the scale of the dwellings and, landscaping areas shall comply with the 'Design Code and

Plot Passports' documents by Twenty Nine Architecture and Planning submitted 19.03.2024.

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.

21. No demolition or construction vehicles over 7.5t shall service the site between the hours of 08.30 - 09:00 and 15:00 -15.30hrs, Monday to Friday (during term times) due to the sites proximity to Orwell Primary School.

Reason: in the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and paragraph 115 of the NPPF 2023.

22. Pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access at the junction with Leaden Hill measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the Leaden Hill.

Reason: In the interests of highway safety for the users of the Public Right of Way in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the NPPF 2023

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

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

24. The hedge along the south east boundary shall be retained, other than the section to be removed for the access as shown on drawing P1301-2-ASP02 within the Arboricultural Impact Assessment by Ligna Consultancy, and maintained at a minimum height of 6 metres unless otherwise agreed in writing with the Local Planning Authority.

Reason: To retain adequate screening to protect the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

25. The dwellings hereby approved shall not be occupied until the dwelling has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate

fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

26. Details of the layout of the dwelling(s) as required by condition 1 above, shall demonstrate that the dwelling(s) meet or exceed the Government's Technical Housing Standards - Nationally Described Space Standard (2015) or successor document.

Reason: To ensure a reasonable level of residential amenity and quality of life and the long-term sustainability and usability of the dwelling(s) in accordance with policy H/12 of the South Cambridgeshire Local Plan 2018.

Informatives:

1. Public Footpath No. 10, Orwell 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).
2. Public Footpath No. 10, Orwell must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Footpath without lawful authority)
3. 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).
4. 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).
5. The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).
6. Members of the public on foot have the dominant right of passage along the public footpath; private vehicular users must 'give way' to them
7. The Highways Authority has a duty to maintain Public Rights of Way in such a state as to be suitable for its intended use. (S41 Highways Act 1980 and S66 Wildlife & Countryside Act 1981). If the surface of the footpath is damaged as a result of increased motorised vehicle usage, the Highways Authority is only liable to maintain it to a footpath standard.

Those with private vehicular rights will therefore be liable for making good the surface of the Public Right of Way.

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 9



Planning Committee Date	10 April 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/00652/HFUL
Site	3 Acorn Lane Cambourne Cambridgeshire CB23 6GS
Ward / Parish	Cambourne
Proposal	Single storey side infill extension with front and rear rooflights and entrance canopies, front rooflights and rear dormer roof extension.
Applicant	Mrs Nichola Sexton
Presenting Officer	Beth Clark
Reason Reported to Committee	Application submitted by a member or officer of the Council
Member Site Visit Date	N/A
Key Issues	1. Design, layout, scale 2. Residential amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for a single storey side infill extension with front and rear rooflights and entrance canopies, front rooflights and rear dormer roof extension.
- 1.2 Officers consider that the proposal would have little impact on the character and appearance of the street scene and surrounding area, and an acceptable impact on the appearance of the existing dwelling.
- 1.3 The proposal will have a negligible impact on the residential amenity of neighbouring properties.
- 1.4 The application has been brought before planning committee as the applicant is related to a member of staff at the Greater Cambridge Planning Service.
- 1.5 Officers recommend that the Planning Committee Approve the application.

2.0 Site Description and Context

None relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The proposal site is located within the Development Framework boundary of Cambourne. The application site is not within a conservation area and there are no listed buildings located within close proximity. There are no other relevant site constraints.
- 2.2 The site is a detached dwelling accessed via Monk Drive in Greater Cambourne. The site benefits from off-road parking and garden amenity space to the rear and side of the dwelling. The site surrounded by residential properties and close to Cambourne fitness and sports centre.

3.0 The Proposal

3.1 The proposal is for a single storey side infill extension with front and rear rooflights and entrance canopies, front rooflights and rear dormer roof extension.

4.0 Policy

4.1 National

National Planning Policy Framework 2023
National Planning Practice Guidance
National Design Guide 2021

4.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/7 – Development Frameworks
HQ/1 – Design Principles

4.3 Supplementary Planning Documents

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

5.0 Consultations

5.1 **Parish Council – No comment.**

6.0 **Third Party Representations – None received.**

7.0 **Member Representations – None received.**

8.0 Assessment

8.1 Principle of Development

8.2 Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks (as shown on the Policies Map) 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 application is located within the development framework boundary of Cambourne. Criterion a) will be discussed in the following section of this report and criterion b) and c) are not relevant to this proposal given its nature and scale. The principle of development is therefore considered to be acceptable.
- 8.4 Design, Layout, Scale and Landscaping**
- 8.5 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.
- 8.6 The proposal is for a single storey side infill extension which encloses the space between the existing garage and dwellinghouse. The extension will feature roof lights in the pitched roof and canopies over the entrance doorway, matching the existing front door design. The infill extension will measure 4m in height and 2.3m at the eaves.
- 8.7 Front rooflights and rear dormer extensions are also proposed to the roof of the dwellinghouse. It is considered these additions likely fall within the realms of permitted development rights and do not require express planning permission, however, have been included within this application. The roof lights and dormer windows are of modest design and are similar to other development in the immediate vicinity and proposed materials will be comparable to the existing materials.
- 8.8 Considering the minor nature of the proposal development and the fall-back position of permitted development rights, the proposal is deemed compatible with its location and appropriate in terms of scale, massing and design in relation to the surrounding area. The proposal is therefore compliant with South Cambridgeshire Local Plan (2018) policy HQ/1.
- 8.9 Amenity**
- 8.10 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.

8.11 The impact on neighbouring properties is limited. The proposed single storey infill extension is minor and considered to have no impact upon residential amenity and there would be no overshadowing towards neighbouring properties, given its location between the existing dwelling and separate garage. The rear dormers would likely be visible from the shared parking area with no. 5 Monk Drive. However, the dormers would not result in any instances of overlooking or loss of privacy, as the built form of no.5 Monk Drive blocks views from the rear dormers of no.5's rear garden. In addition, the roof lights to the front of the dwelling are likely to be at such a height that no overlooking would be possible. It is therefore concluded that there would be no unacceptable impacts upon residential amenity.

8.12 The proposal adequately respects the amenity of its neighbours and of future occupants and the proposal is compliant with policy HQ/1.

8.13 Planning Balance

8.14 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).

8.15 The proposed development would not have any public benefit, although it is acknowledged that the proposal would provide private benefits to the occupiers through the ability to replace the existing outbuildings within the garden of their home.

8.16 It is considered by officers that the design and scale of the proposed development is appropriate in relation to the host dwellinghouse as well as its surrounding context. Additionally, it is considered that the proposed development would not cause any harm to the amenity of neighbouring properties.

8.17 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

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.

9.2 Planning Conditions

1. Time Limit

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. Drawings

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.

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 11

Greater Cambridge Shared Planning

South Cambridgeshire District Council - Appeals for Committee



GREATER CAMBRIDGE
SHARED PLANNING

Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
21/03058/FUL (APP/W0530/W/23/3323769)	339 St Neots Road Hardwick CB23 7QL	Erection of 2no 3bed dwellings (further variation to S/2665/17/FL, S/0884/19/VC and S/3206/19/VC)	Appeal Allowed	29/02/2024	Refusal of planning permission (Delegated Decision)
23/01730/PRIOR (APP/W0530/W/23/3328558)	78-80 Flittons Farm Station Road Steeple Morden Cambridgeshire SG8 0NS	Conversion of an agricultural building to 1 no. residential dwelling (Class C3).	Appeal Allowed	06/03/2024	Refusal of planning permission (Delegated Decision)
22/01126/HFUL (APP/W0530/D/23/3316046)	Byeways Station Road Harston CB22 7NY	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.	Appeal Dismissed	12/03/2024	Refusal of planning permission (Delegated Decision)
23/01576/FUL	Board Barn Farm Drapers Green Helions Bumpstead Essex CB9 7AU	Expansion of existing stock pond to create a lake	Appeal Turned Away	12/03/2024	Conditions imposed on planning permission (Delegated Decision)
SCD-EN-00004-23 (APP/W0530/C/23/3316049)	Byeways Station Road Harston Cambridgeshire CB22 7NY	Unauthorised operational development following refusal of retrospective planning application ref 22/01126/HFUL	Appeal Dismissed	12/03/2024	Appeal against enforcement notice

(APP/W0530/C/22/3312215)	Land At Acre Orwell Road Barrington Cambridgeshire CB22 7SF	Alleged change of use of the land from agricultural to living in a caravan without permission	Appeal Dismissed	18/03/2024	Appeal against enforcement notice
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Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
23/04839/HFUL (APP/W0530/D/24/3339771)	49 Station Road Fulbourn Cambridgeshire CB21 5ER	One and half storey side extension linking to existing rear garage with single storey front and rear extensions and front and rear dormers in existing roof.	29/02/2024
23/03132/PRIOR (APP/W0530/W/24/3340039)	Rectory Farm Grange Road Ickleton Cambridgeshire CB10 1TA	Change of use of agricultural building to 1 No. dwellinghouse (use class C3) and associated operational development.	05/03/2024
22/05427/FUL (APP/W0530/W/24/3340532)	Land To The South Of 86 Chrishall Road Fowlmere Cambridgeshire	Erection of 32no dwellings including 26 no affordable dwellings and 6 no private market dwellings representing a rural exception site with associated landscaping, play area, and access (Re-submission of 21/05640/FUL).	12/03/2024
23/01901/FUL (APP/WOSLO/W/24/3341017)	Land North East Of High Drove Farm Long Drove Cottenham Cambridgeshire	Change of use from agricultural land to residential, existing buildings to be converted.	19/03/2024

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

REFERENCE	SITE ADDRESS	APPELLANT	EVENT DATE
22/04033/OUT (APP /W0530/W /24/3337024)	Land Off Station Road Linton Cambridgeshire	Mr P Watson	08/05/2024

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
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EN/00394/21A (APP/W0530/C/22/3307285)	Land adjoining 16 Chalky Road Great Abington Cambridge Cambridgeshire CB21 6AT	Without planning permission, the erection of a building (edged in black on attached plan for identification purposes only).	Appeal against enforcement notice
22/01574/CL2PD (APP/W0530/X/22/3308443)	Land To The South Of Chear Fen Boat Club Twentyence Road Cottenham Cambridgeshire	Certificate of lawfulness under S192 for the stationing of 2 mobile homes for residential purposes.	Refusal of planning permission (Delegated Decision)
22/01703/FUL (APP/W0530/W/22/3308444)	Land To The South Of Chear Fen Boat Club Twentyence Road Cottenham Cambridgeshire	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.	Refusal of planning permission (Delegated Decision)
21/05641/OUT (APP/W0530/W/22/3300245)	Land To The South Of 86 Chrishall Road Fowlmere Cambridgeshire	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.	Refusal of planning permission (Delegated Decision)
22/02870/OUT (APP/W0530/W/22/3311183)	Land To The South Of 86 Chrishall Road Fowlmere Cambridgeshire	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.	Refusal of planning permission (Delegated Decision)
EN/00492/21 (APP/W0530/C/23/3314203)	Moat Farmhouse Moat Farm Park Lane Castle Camps Cambridge Cambridgeshire CB21 4SR	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
22/02771/OUT (APP/W0530/W/23/3315611)	Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire	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	Non- determination within statutory period (Joint Development Control committee)

		(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 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.	
(APP/W0530/C/23/3320908)	Bridgefoot Farm Kennels Barley Road Flint Cross Great And Little Chishill Royston Cambridgeshire SG8 7PU	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.	Appeal against enforcement notice
22/03877/LBC (APP/W0530/Y/23/3315154)	Barn Adjacent To 19 Main Street Stow Cum Quy Cambridgeshire CB25 9AB	Conversion of a Timber-Framed Barn into dwelling (Re-submission of 22/02091/LBC)	Refusal of planning permission (Delegated Decision)
22/03876/FUL (APP/W0530/W/23/3315158)	Barn Adjacent To 19 Main Street Stow Cum Quy Cambridgeshire CB25 9AB	Conversion of a Timber-Framed Barn into dwelling (Re-submission of 22/02090/FUL).	Refusal of planning permission (Delegated Decision)
22/05031/PRIOR (APP/W0530/W/23/3314190)	Moat Farm Park Lane Castle Camps Cambridgeshire CB21 4SR	Creation of 2 No. irrigation reservoirs	Refusal of planning permission (Delegated Decision)
EN/00335/23 (APP/W0530/C/23/3327223)	The Navigator 63 High Street Little Shelford Cambridgeshire CB22 5ES	Extraction Unit doesn't have Planning Permission 21/05343/FUL and 21/05344/LBC refused	Appeal against enforcement notice
EN/00335/23 (APP/W0530/F/23/3327225)	The Navigator 63 High Street Little Shelford Cambridgeshire CB22 5ES	Extraction Unit doesn't have Planning Permission 21/05343/FUL and 21/05344/LBC refused	Appeal against enforcement notice
SCD-EN-00362-21 (APP/W0530/C/23/3324256)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice
SCD-EN-00362-21 (APP/W0530/C/23/3324257)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice
SCD-EN-00362-21 (APP/W0530/C/23/3324258)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice

SCD-EN-00362-21 (APP/W0530/C/23/3324260)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice
22/02528/OUT (APP/W0530/W/23/3328390)	Darwin Green Phases Two And Three Development Site Cambridge Road Impington Cambridgeshire	Outline planning permission (all matters reserved except for means of access) for up to 1,000 residential dwellings, secondary school, primary school, community facilities, retail uses, open space and landscaped areas, associated engineering, demolition and infrastructure works	Non- determination within statutory period (Joint Development Control committee)
SCD-EN-00019-22 (APP/W0530/C/23/3328025)	34A South Road Great Abington Cambridge Cambridgeshire CB21 6AU	dwelling erected without planning permission.	Appeal against enforcement notice
22/04039/FUL (APP/W0530/W/23/3322245)	Quy Hall Station Road Stow Cum Quy Cambridgeshire CB25 9AJ	Use of the grounds of Quy Hall for the provision of private events (including wedding use) and the associated erection of a marquee, on a temporary basis for up to 12 weekends per year (allowing one event per weekend)	Refusal of planning permission (Delegated Decision)
22/04018/OUT (APP/W0530/W/23/3325284)	Fenny Lane Farm Fenny Lane Meldreth Cambridgeshire SG8 6NN	Outline Application with all matters reserved other than access for the erection of nine self-build dwellings at Land at Fenny Lane Farm, Meldreth.	Refusal of planning permission (Committee Decision (Area/Main))
22/05316/FUL (APP/W0530/W/23/3323398)	1 New Road Guilden Morden Cambridgeshire SG8 0JN	Erection of Two Cottages and Associated Works	Refusal of planning permission (Delegated Decision)
23/02918/HFUL (APP/W0530/D/23/3331721)	Oxcroft Farm Honey Hill West Wrattling Cambridgeshire CB21 4DX	Single Storey Rear Extension and minor internal alterations (Re-submission of 22/05189/HFUL)	Refusal of planning permission (Delegated Decision)
23/02919/LBC (APP/W0530/Y/23/3331719)	Oxcroft Farm Honey Hill West Wrattling Cambridgeshire CB21 4DX	Single Storey Rear Extension and minor internal alterations (Re-submission of 22/05190/LBC)	Refusal of planning permission (Delegated Decision)
SCD-EN-00060-22 (APP/W0530/C/23/3324211)	Cherry Trees Iram Drove Willingham Cambridge Cambridgeshire CB24 5HZ	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	Appeal against enforcement notice

		in forestry, and the dependents of such persons	
22/05348/OUT (APP/W0530/W/23/3326989)	Land South Of Green End/Heath Road, Gamlingay, Cambs. SG19 3JZ	Outline application with all matters reserved (except for access) for 2 No. self/custom build residential dwellings	Refusal of planning permission (Delegated Decision)
23/01782/FUL (APP/W0530/W/23/3327481)	Land Rear Of 51 Priams Way Stapleford Cambridgeshire CB22 5DT	Proposed new bungalow dwelling	Refusal of planning permission (Delegated Decision)
(APP/W0530/C/23/3333088)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against enforcement notice
(APP/W0530/C/23/3333039)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against enforcement notice
(APP/W0530/C/23/3332991)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against enforcement notice
(APP/W0530/C/23/3333058)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against enforcement notice
(APP/W0530/C/23/3333036)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against enforcement notice
(APP/W0530/C/23/3333069)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against enforcement notice
22/04033/OUT (APP /W0530/W /24/3337024)	Land Off Station Road Linton Cambridgeshire	Outline application for the construction of commercial/industrial floorspace (flexible Use Class E(g)(ii)/E(g)(iii)/B2/B8) with some matters reserved except for access.	Refusal of planning permission (Delegated Decision)
23/02663/S73 (APP/W0530/D/23/3334167)	Firs Farm St Peters Street Caxton Cambridgeshire CB23 3PJ	S73 to vary condition 1 (approved drawings) of ref: 22/05539/REM (Reserved matters application for Plot 5 for access, appearance, landscaping, layout and scale for the Erection of 1no. new 5 bedroom dwelling and garage following outline planning permission S/2294/16/OL (Re-submission of 22/04321/REM) to allow alterations to the	(Delegated Decision)

		design of the approved dwelling and garage.	
23/02662/FUL (APP/W0530/W/23/3330037)	22 School Lane Fulbourn Cambridgeshire CB21 5BH	Subdivision of an existing residential site to allow for the construction of a new dwelling following the demolition of an existing side extension and allowing for single storey front and rear additions to the existing dwelling. Resubmission of 23/00374/FUL	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
22/04352/FUL (APP/W0530/W/23/3334061)	The Conifers Long Lane Gamlingay Cambridgeshire SG19 3ES	Demolition of a detached storage building and erection of a detached dwellinghouse	29/03/2024
EN/00198/23 (APP/W0530/C/24/3338567)	76 Fen Road Milton Cambridgeshire CB24 6AD	Alleged construction of a building, without the necessary planning permission having been obtained.	04/04/2024
22/03407/S73 (APP/W0530/W/23/3333808)	Land To The West Neal Drive Orchard Park Cambridgeshire	S73 to vary condition 2 (drawings) of ref: S/4191/19/FL - (Erection of new private rented residential block comprising a total of eighty studio one and two bedroom apartments) for removal of underground car parking and associated structures, reduction in the length/depth of the new blocks with associated internal alterations, alterations to apartment mix, reduction in amount of internal communal space, alterations to cycle storage, increased no. of EV charge points, alterations to above ground car-parking including increase in total no. of car club spaces and external landscape alterations.	23/04/2024

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