

S
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/2177/16/FL

Parish(es): Waterbeach

Proposal: Erection of 20 dwellings including affordable dwellings, a local play area, internal roads, associated alterations to highway and pedestrian access, and modifications to junction arrangements

Site address: Land off Gibson Close, Waterbeach

Applicant(s): Enterprise Property Group Limited

Recommendation: Delegated approval (to complete section 106 agreement)

Key material considerations: Five-year supply of housing land
Principle of development
Design, layout, neighbour amenity and energy efficiency
Impact on the Conservation Area
Landscape and Trees
Ecology
Housing density and mix
Affordable housing provision
Highway safety and parking
Flood risk and Drainage
Environmental health
Developer contributions

Committee Site Visit: 08 August 2017

Departure Application: Yes (advertised 12 April 2017)

Presenting Officer: Bonnie Kwok, Principal Planning Officer

Application brought to Committee because: Approval of the planning application would represent a departure from the Local Plan

Date by which decision due: 31 August 2017 (Extension of time agreed)

Executive summary

1. As amended, this is an application for full planning permission for the erection of 20 dwellings and associated works. The proposed development would not normally be considered acceptable in principle as the site lies outside, albeit immediately adjacent to, the village development framework of Waterbeach. However, as the Council does not currently have a 5-Year Housing Land Supply (5YHLS), the adopted Local Development Framework policies in relation to housing land supply cannot be considered up-to-date. The '*National Planning Policy Framework*' (2012) (NPPF) states that there is a presumption in favour of sustainable development and where relevant policies are out-of-date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
2. In this case, there are no relevant housing land supply policies against which this application should be considered. While the scale and location of the development is in conflict with Policies DP/1a and DP/7 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007) these impacts whether taken individually or collectively are not considered to significantly and demonstrably outweigh the benefits. These are a contribution of 20 dwellings (45% affordable) in a sustainable location close to shops and services, towards the Council's housing shortage; contributions towards the local economy; and creation of jobs during the construction period. Therefore, it is considered that the proposals achieve the definition of 'sustainable development' set out in the NPPF and are recommended for approval.

Relevant planning history

3. Site

APP/W0530/A/03/1112282 – Appeal against refusal S/2234/02/O – Dismissed

4. Adjacent sites

S/1439/15/FL – Conversion of building to form a pharmacy and two flats and parking (5, Greenside) - Approved

S/1564/91/O – 6 dwellings (Land to the north of Queensway) – Refused

S/0621/90/F – Office and three garages (3, Greenside) – Approved

S/1299/90/O – Dwelling (Land rear of 9, Greenside) – Refused

S/0102/83/F – Garage and extensions (The Sheiling, Cambridge Road) – Approved

National Planning Guidance

5. *National Planning Policy Framework* (2012) (NPPF)
National Planning Practice Guidance (NPPG)

Planning Policies

6. The extent to which any of the following policies are out-of-date and the weight to be attributed to them are addressed later in the report.

'South Cambridgeshire District Council Local Development Framework Core Strategy Development Plan Document' (2007)

7. ST/2 Housing Provision
ST/5 Minor Rural Centres

'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document' (2007)

8. DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/8 Groundwater
NE/9 Water and Drainage Infrastructure
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
NE/17 Protecting High Quality Agricultural Land
CH/2 Archaeological Sites
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact

South Cambridgeshire District Council Local Development Framework Supplementary Planning Documents (SPDs)

9. *'SCDC LDF Open Space in New Developments SPD' (2009)*
'SCDC LDF Affordable Housing SPD' (2010)
'SCDC LDF Trees & Development Sites SPD' (2009)
'SCDC LDF Landscape in New Developments SPD' (2010)
'SCDC LDF Biodiversity SPD' (2009)
'SCDC District Design Guide SPD' (2010)
'SCDC Development Affecting Conservation Areas SPD' (2009)

'South Cambridgeshire Local Plan Proposed Submission' (2013)

10. S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031

S/7 Development Frameworks
 S/9 Minor Rural Centres
 HQ/1 Design Principles
 H/7 Housing Density
 H/8 Housing Mix
 H/9 Affordable Housing
 NH/2 Protecting and Enhancing Landscape Character
 NH/3 Protecting Agricultural Land
 NH/4 Biodiversity
 NH/14 Heritage Assets
 CC/1 Mitigation and Adaptation to Climate Change
 CC/3 Renewable and Low Carbon Energy in New Developments
 CC/4 Sustainable Design and Construction
 CC/6 Construction Methods
 CC/7 Water Quality
 CC/8 Sustainable Drainage Systems
 CC/9 Managing Flood Risk
 SC/2 Heath Impact Assessment
 SC/6 Indoor Community Facilities
 SC/7 Outdoor Playspace, Informal Open Space, and New Developments
 SC/8 Open Space Standards
 SC/10 Lighting Proposals
 SC/11 Noise Pollution
 TI/2 Planning for Sustainable Travel
 TI/3 Parking Provision
 TI/8 Infrastructure and New Developments

Consultation

Waterbeach Parish Council – comments on the 20-dwelling scheme:

11. Email dated 26 April 2017

Waterbeach Parish Council strongly reiterates the objections it has forwarded previously and the reasons for them. In addition, the Parish Council objects to the view expressed by County Highways that the proposed modifications to the highway are an improvement. They involve an additional unwelcome maintenance obligation in a conservation area, i.e. cutting the grass and do not resolve the safety risks to pedestrians (both on footway and roadway), nor the very tight access onto Greenside. The Parish Council suggests that alternative access into proposed site through the opposite end (Poors Road) is explored. The Parish Council was made aware of recent County Highways comments through a resident and would request it is consulted should they comment further. Finally and in view of the above, the Council requests this application is taken to the Planning Committee.

12. Email dated 6 April 2017 (which updates an earlier response)

Waterbeach Parish Council objects to this planning application on the following grounds:

- 1) The Council strongly objects to the suggested alteration to the pavement and tarmacked area adjacent to 1 Greenside and the properties following on from this. The Council concurs with the comments of the Planning Consultation Response from South and City Highways recommending refusal, inter alia *"The bollards as shown do not seem to be required for any practical reason.*

Their installation will merely represent a maintenance burden for the Highway Authority. The use of pedestrian Deterrent Paving serves no highway function and would be an unacceptable hazard in an area where pedestrians have the right to pass and re-pass. The cobbles will cause problems to the residents of Waterbeach. The Council asks that this is not deemed to be decided a reserved matters.

- 2) Concerns were raised on traffic issues with the relocation of the village pharmacy close to the junction of Gibson Close which will bring an increase in vehicles and people trying to park, and use the pharmacy in an already heavily congested area. There is also the problem with deliveries for the pharmacy which has very limited parking. These issues have already impacted heavily on the Disabled Access for the pharmacy. The Council concurs with the comments of the Planning Consultation Response from South and City Highways recommending refusal, inter alia "The proposed footway is too narrow dimensioned at 1.3m ... it would not permit two-wheel chair users or buddies to pass each other without one having to entire the live carriageway. The vehicular access is too narrow dimensioned at 4.8m. It is required to be a minimum 5m for the first 5m to allow two average sized domestic vehicles to pass each other with relative ease and to avoid unnecessary manoeuvring within the adopted public highway as there is a tendency for vehicles to reverse out onto the adopted public highway when faced by an exiting vehicle on a narrow road which would result in an unnecessary hazard on the adopted public highway."
- 3) The Bus Stop opposite Gibson Close also adds traffic congestion when buses (including school buses) are parked to pick and drop off passengers.
- 4) A protected tree on the plans appears to show that its root system will be concreted over.
- 5) Greenside already experiences flooding in its cellar and the road regularly floods outside it on the junction of Chapel Street, Greenside and Gibson Close. The nearby property of Muff's Cottage sits 2 feet below ground level, with the addition of further run-off rain water with nowhere to go this will only increase an already problem area. The increased height of the development is likely to exacerbate this problem.
- 6) The existing residents are concerned that the water meters which serve their properties in Gibson Close are in the centre of the entrance to Gibson Close.

13. **Councillor Ingrid Tregoing** - asks the Council to take note of the comments made by R. Youell of 1, Greenside, Waterbeach. The following concerns about the proposed development are raised:

- 1) It will change the street scene
- 2) It will negatively impact the safety of road users and pedestrians
- 3) It will exacerbate the local drainage issues
- 4) Bollards – these are not considered to be necessary or in keeping with the existing built fabric of the village. They will change the look of the street scene and create an unnecessary maintenance burden.
- 5) Pedestrian deterrent paving – this is unnecessary and completely out of character with the surrounding area. It has the potential to cause accidents.
- 6) Drainage – whether the increase in the site level will impact on neighbouring properties.
- 7) Safety – recommends that the junction between Chapel Street and Greenside be modified with the view to improve safety.

South Cambridgeshire District Council Environmental Health Technical Officer

14. No objections subject to standard conditions in respect of construction and delivery times, use of pile foundations and submission of details of any external lighting scheme. Informatives recommended re burning of waste, prevention of noise and dust during construction works

South Cambridgeshire District Council Contaminated Land Officer

15. The Council's Contaminated Land Officer has reviewed the '*Interim Site Investigation Letter Report*' by TRC and the '*Phase I/II Geoenvironmental Site Assessment*' (July 2016) by TRC, and commented that a condition relating to contaminated land investigation is not required.

South Cambridgeshire District Council Historic Buildings Officer

16. The site is immediately adjacent to the conservation area boundary though close-range views through to the site are limited as it sits behind the housing along Greenside and Cambridge Road. The mature trees in and around the site make a positive contribution to the rural setting of the conservation area and should be retained wherever possible.
17. The views into the development will be largely limited to the vehicular entrance along Gibson Close. The proposed parking court at the entrance to the site is disappointing, especially given its proximity to the existing car park, but views of it from the conservation area will be limited and at a distance, and the effect will therefore have a neutral effect on the setting of the conservation area.
18. The applicant has submitted a design for the entrance to the site. This entrance lies at the heart of the conservation area, opposite the village green and is adjacent to a Grade II listed building (5, Greenside). There is currently a very wide tarmac pavement area which represents an opportunity for enhancement. The proposals include limiting the footpath to 2m wide, replacing the majority of tarmac with a grassed verge and, introducing bollards and a strip of pedestrian paving in front of the buildings.
19. I welcome the addition of the grass, and consider this to represent an enhancement of the conservation area. I am less convinced by the introduction of grass in front of 5, Greenside, as this is a very small wedge of grass, with a long narrow taper, and does not appear to take into account vehicular access between numbers 5 and 7, Greenside. The small patch of grass is likely not to grow well or be difficult to maintain, and it probably not worth laying in this location, especially with the introduction of a pharmacy. Perhaps raised planters on top of the existing pavement would be preferable in this location to add some greenery, and prevent ad hoc parking.
20. The introduction of trees, bollards and grassed areas within the conservation area is worthy of additional consideration (e.g. the applicant should demonstrate a full understanding of services in suggested location etc.), so I recommend a condition is attached to any permission requiring further details of these items to minimise the potential for any harm to the conservation area, and ensuring a robust design solution is achieved.

South Cambridgeshire District Council Urban Design Consultant

21. The first-floor bay window to Plot 4, Drawing no: PL (21) 02 Rev P3 looks awkward - it is too wide and has poor proportions. I would suggest that this bay is replaced by a narrower bay, preferably of double-height, to improve the natural surveillance of the car park area. I would recommend that the size and detailing of the bay window is conditioned.
22. Comments on revised layout: Drawing no. Site Plan PL (90) 01 Rev P3 and Landscape Strategy Proposals 1833 01 Rev E - The revisions have not fully addressed my concerns in respect of the car parking area being too close to the entrance of the site. There has, however, been some improvement in the general arrangement of dwellings when compared to the 18-dwelling scheme. I therefore do not object to the application.

South Cambridgeshire District Council Landscape Officer

23. I am disappointed that the applicant has still indicated close boarded fencing around the site boundary to the north and west of the site. Paragraph 6.15 of the 'SCDC *District Design Guide SPD*' (2010) states that the edges of new development should blend into the landscape by means of lower density towards the perimeter, with increased planting predominately of native species. The use of close-boarded fencing along development edges is not appropriate within a rural context, which is generally local hedging species or a post and rail fence.
24. Ideally, the applicant should refer to Paragraph 6.15 of the 'SCDC *District Design Guide SPD*' (2010), which states that a detailed analysis of the adjacent built environment should form the foundation of any design, in order to understand how the proposal will relate to its surroundings. Considerations include: the distance of building fronts from the pavement edge; heights, positions and types of boundary treatment.
25. An analysis of footpaths no. 247/1 and 247/2, which run along the north and western boundary, would ascertain that the local boundary treatment could include the following:
 - Post and wire with mixed native hedging
 - Post and mesh with mixed native hedging
 - Mixed native hedging
26. The proposed development should sit comfortably within its landscape and respond/respect the local landscape characteristics. Applicant to reconsider the boundary treatments.

South Cambridgeshire District Council Tree Officer

27. I am pleased to see that the latest layout allows for the sustainable retention of existing trees. I withdraw my previous objections in view of the amended plans. There only remains the outstanding matter of the provision of an updated tree protection scheme to reflect the amended layout but this can be secured by conditions.

South Cambridgeshire District Council Ecology Officer

28. The false acacia/honey locust tree is stated as being outside of the site boundary by the tree survey but it is unclear whether this is the case in the '*Preliminary Ecological*

Appraisal'. If the tree is outside of the site boundary, I am satisfied that the proposals are unlikely to impact on a potential bat roost. The ash tree beside the north-east boundary is adjacent to a parking area and frontage of several houses. It needs to be established whether it is feasible that light spill onto the tree can be sufficiently restricted in this area, e.g. through use of bollard light rather than column-mounted lighting. This is because bat roosts are protected from disturbance under UK and EU law. In the absence of bat survey information, the application/agent should note that the lighting design will need to demonstrate that light spill will be below 1 lux onto potential bat roost features or potentially important flight lines. This can be secured by way of a condition.

29. I am satisfied otherwise that the scheme will meet ecological legislation and planning policy, providing the recommended mitigation measures and a scheme of biodiversity enhancement in accordance with the NPPF and local planning policy are secured through appropriately-worded conditions if consent is granted. If the queries regarding the ash tree and false acacia can be resolved, please attach appropriately-worded conditions to cover ecological mitigation and biodiversity enhancement.
30. The applicant and design team should note that the Council has a target of 50% of in-built provision for bat roosts, bird nest boxes and invertebrate habitat in new dwellings as detailed in the '*SCDC LDF Biodiversity SPD*' (2009). The enhancement scheme should also include native planting of diverse meadow seed mixes or shade tolerant native ground flora in the area below the trees in the south-east corner of the site and within the public open space; and measures to ensure connectivity through the site for hedgehogs.

South Cambridgeshire District Council Affordable Housing Officer

31. The site is located outside of the development framework of Waterbeach and would normally be considered as an exception site for the provision of 100% affordable housing to meet the local housing need, in line with Policy H/10 of the '*South Cambridgeshire Local Plan Proposed Submission*' (2013). However, as this site is a '*Five-year land supply*' site, it should provide a policy compliant of (40%) level of affordable housing.
32. The local housing need for Waterbeach is: 103 people on the waiting list for rented accommodation and 27 for intermediate accommodation. The affordable housing delivered within the proposed development is nine dwellings which represents 45% of the total (20 dwellings), and exceeds the requirements of Policy HG/3 of the '*SCDC LDF Development Control Policies DPD*' (2007).
33. I can confirm that the proposed affordable housing scheme, i.e. 4 x one-bed flats (rented), 2 x two-bed houses (rented) and 3 x two-bed houses (shared ownership) would be acceptable to the Council's Affordable Homes Service.
34. The following criteria will be applied to the allocation of affordable homes:
 - The first 8 affordable homes will be allocated to those with a local connection to Waterbeach and the remaining one should be allocated to those with a district-wide connection.
 - If there are no households in the local community in housing need at the stage of letting or selling a property and a local connection applies, it will be made available to other households in need on a cascade basis looking next at adjoining parishes and then to need in the wider district in accordance with the normal lettings policy for affordable housing. The number of homes identified

for local people within a scheme will always remain for those with a local connection when properties become available to re-let.

South Cambridgeshire District Council Housing Development Manager

35. South Cambridgeshire District Council has agreed to purchase the nine affordable homes on this site from the developer Enterprise Property Group Limited. The units are Plots 1 to 7 plus Plots 19 and 20. The 9 affordable homes represents a 45% affordable housing contribution.
36. 6 homes will be for affordable rent and Local Housing Authority capped rents including service charges, and three homes will be sold as shared ownership with a 40% equity stake buy-in. This represents a 70/30 tenure split and is fully policy compliant.

South Cambridgeshire District Council Section 106 Officer

37. Details of the specific policy compliant contributions are discussed in detail in the main body of this report. Appendix 1 provides information on the level of planning obligations that South Cambridgeshire District Council has sought in respect of the proposed development.

Huntingdonshire District Council Environmental Sustainability Consultant

38. The document provided in support of this application is extremely light on detail, but based upon the figures included; the development appears to achieve the required carbon emissions reductions.
39. It may be worth noting that the applicant must ensure that the chosen configuration of solar photovoltaic panels gives the optimum output, otherwise there may be a need to increase the size of the system to ensure the minimum 10% carbon reduction from renewables is met.
40. As long as the proposed development delivers the savings suggested in the carbon modelling associated with this strategy, then the applicant should deliver a 10.22% reduction in carbon from the use of renewables, and is therefore compliant with the requirements of local policy.

The Local Highway Authority (LHA), Cambridgeshire County Council

41. No objections. Further to the submission of additional information the proposed works within the adopted public highway as shown on SLR's Drawing no. 10 Rev 2 is acceptable to the Highway Authority. The LHA would request that the Local Planning Authority condition that the highway works as shown on Drawing no. 10 Rev 2 are completed prior to first occupation.
42. The LHA recommends conditions re the proposed access be constructed so that its falls and levels are such that no private water or debris from the site drains or falls across or onto the adopted public highway and submission of a traffic management plan

Cambridgeshire County Council Lead Local Flood Authority (LLFA) Drainage Consultant

43. No objections. Recommends conditions such that development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. Details for the long-term maintenance arrangements for the surface water drainage system, including all Sustainable Urban Drainage Systems (SUDs) features, are also required.

Cambridge City Council Drainage Consultant

44. Supports overall principles of surface water drainage proposals. Requests that the applicant provides evidence of infiltration testing and details of management and maintenance of the system which can be conditioned.

Historic Environment Team - Archaeology, Cambridgeshire County Council

45. An evaluation was conducted at this site providing evidence of low archaeological interest confirming its location beyond the influence of the workings of the Roman Car Dyke in the vicinity. No further work will be required and we do not object to this development.

Growth & Economy Team, Cambridgeshire County Council

46. This proposal would result in an anticipated four children in the early-years age bracket, two of whom would qualify for free school provision. Cambridgeshire County Council's proposed solution to mitigating the early years aged children arising from this development and others in the area is to expand the school to provide 26 additional early-years places. The total cost of the project is £483,939 and contributions will be sought on a basis of £18,613 per place. The developer is required to contribute $£18,613 \times 2 = £37,226$ towards early years need.
47. This proposal would result in an anticipated three children in the primary need age bracket. Cambridgeshire County Council's proposed solution to mitigating primary need aged children arising from this development is to expand the school to provide 60 places towards primary education provision. The total cost of the project is £967,878 and contributions will be sought on a basis of £16,131 per place. The developer is required to contribute $£16,131 \times 3 = £48,393$ towards primary need.
48. No contributions are considered necessary in relation to libraries and lifelong learning, as Cambridgeshire County Council's forecast data indicate that there is sufficient facility to accommodate the additional population (42 residents) arising from this development.
49. In terms of strategic waste, this development falls within the Milton HRC catchment area for which there is insufficient capacity. This would generate a contribution of £3,800. However, as the HRC already has five S106 contributions pooled towards Cambridgeshire County Council's strategic waste project, it is prevented from seeking a further S106 contributions towards this project.
50. In terms of monitoring fees, the developer is required to contribute £150 for this development.

Travel for Cambridgeshire, Cambridgeshire County Council

51. Travel for Cambridgeshire requests £3,000 to cover the cost of conducting and monitoring annual residential travel surveys over a five-year period. This equates to $£3,000 \times 5 = £15,000$.

Definitive Map Officer, Cambridgeshire County Council

52. The Definitive Map Team does not have any further comments to make on the amended application (20-dwellings) on top of those made in the response in relation to the 18-dwelling scheme:

"Where a Public Right Of Way (PROW) is to be enclosed between fences or boundaries, extra land will have to be set aside for the path, for access for maintenance of the route and boundaries, and to ensure that the boundary remains clear of the route. A minimum of 2.5m must be left for footpaths and 5m for bridleways enclosed by at least one boundary. Hedges and other vegetation must be planted at least 2 metres away from the route to ensure that future growth does not obstruct the path. PROW should not be enclosed by close boarded fencing to both sides; this creates an uninviting route which is difficult to maintain and unwelcoming to users."
53. The guidance states that a minimum of 2.5m should be allowed for enclosed PROW. The actual width to be allowed is determined by Officers on the case by case basis.
54. Public Footpath No. 2; which runs down the western boundary of the site is recorded

as 10 feet wide (3m). The current proposals show boundary treatments of Plots 15 – 17 backing onto the Public Footpath. As the route is already recorded relevantly wider than would be expected of a Public Footpath (i.e. the Cambridgeshire County Council (CCC) standard of 2m), we are happy to not apply the 1m off-set condition to this route. However, the condition of marking up the definitive line of the footpath to the satisfactory of CCC prior to any development is crucial to ensure the full extent of the highway is not compromised by this development.

55. Public Footpath No. 1 runs along the northern side of the development and is recorded as 4 feet (1.2m). It is welcomed that this route will be opened to and accessible by the development site. However, any fencing that is proposed should be set back for the reasons stated above. However, from the landscaping drawings submitted, it would appear that fencing will sit the development side of the proposed hedgerow and so the requirement to set fencing back will be superseded by the requirement for hedgerows. The document clearly states that hedgerows must be planted at least 2.5m away from the route to ensure that future growth does not obstruct the path. I would therefore expect and require a minimum width of 3.7m allowed for Public Footpath No 1.
56. Also, I note your point regarding the future maintenance of any planting by a management company however, at this stage and going forward this can't not be guaranteed and if the maintenance was to not take place for whatever reason the CCC may have to take remedial action. I therefore would propose that no planting shall be erected on or within 2.5m of the Public Right Of Way. A number of Informatives are also recommended.

Cambridge Ramblers

57. The application site is located on what is described as 'scrubland'. Waterbeach Public Footpath No. 1 forms the north boundary, Public Footpath No. 2 the west boundary. The application states neither will be affected. No action taken. The new plans also specifically state that both footpaths will be retained. We will request that neither path should be obstructed during the building works.

NHS England Midlands and East (East)

58. Due to the size of this proposed development and the capped (five) number of capital contribution requests we can obtain for each infrastructure project; there is not an intention to seek Primary Healthcare mitigation on this occasion. NHS England would therefore not wish to raise an objection to the proposed development.

Environment Agency

59. The Environment Agency has no objection in principle to the proposed development and recommends informatives regarding surface and foul water drainage, contamination and conservation enhancement.

Anglian Water

60. No objections.
61. Assets affected - Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.
62. Wastewater treatment – The foul drainage from this development is in the catchment of Waterbeach Water Recycling Centre that will have available capacity for these flows.
63. Foul sewage network – 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. We will then advise them of the most suitable point of connection.

64. Surface water disposal – From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Cambridgeshire Fire and Rescue Service

65. No objection to the proposals subject to adequate provision being made within the development for fire hydrants which could be secured by a condition or through a Section 106 agreement.

Representations

66. 18 letters (some of which are from the same addresses), have been submitted in relation to the application (9 objections, 1 supports the principle of affordable housing provision, 1 supports the overall development proposal and 4 seek clarification).
67. Responses that supports the proposals are summarised below:
- Happy with the plans (the original 18-dwelling scheme) as long as they do not change from those submitted in this application.
 - Supports the need for additional housing but considers it important to focus on the provision of smaller affordable dwellings that will attract fewer people and less vehicle movements.
68. Points of clarification raised are:
- How the proposed development relates to the Waterbeach new town, and that there is a need to consider impact of the proposed development on existing services and facilities. They would also like to know whether the strip of land immediately adjacent to their property lies outside the proposed development. (NB the strip of land immediately adjacent Sycamore House lies outside the proposed development).
 - Height of the fence along the southern boundary of the site, and would object to it if it is less than 2m, and the reason for the finished floor level and garage floor level are significantly higher than adjacent land.
69. The responses in objection to the proposals raise the following issues (summarised):
- 1) Pedestrian and highway safety regarding proposed works at Gibson Close/Greenside Junction.
 - 2) Impact of the proposed development on the public highways and access to the village pharmacy.
 - 3) Impact of the proposed development in relation to the location of bus stops and the operation of buses at Greenside.
 - 4) Tree root protection issues.
 - 5) Drainage issues associated with the proposed development.
 - 6) Issues concerning access to the water meters in Gibson Close.
 - 7) Impact of the proposed development on this site's ecology.

- 8) Impact of the proposed highway works on the setting of the Conservation Area
- 9) Impact of the proposed development on neighbouring amenity during construction phase

Site and Surroundings

70. The application site is located outside but immediately adjacent to Waterbeach's village development framework. The application site is located to the west of Gibson Close on the western edge of Waterbeach, and has a vehicular access from Gibson Close, providing direct access to the village centre. There is an area of pavement on Gibson Close, allowing for pedestrian access. The site is surrounded by residential uses to the north, east and south, and is contained by a close board fence. The site contains trees. There is a parcel of undeveloped land containing trees to the west of the site, with the wider countryside further to the west. There is a public footpath immediately adjacent to the northern and eastern boundary of the site, which provides pedestrian access to the wider countryside. The site itself is not within the Waterbeach Conservation Area, but part of the vehicular access is.
71. There are three existing dwellings in Gibson Close, which have their own parking area. There is a further parking area in Gibson Close used by the van rental business at 3, Green Side. The vehicular access rights that the existing occupiers have would be unaffected by the proposed development.
72. Waterbeach is defined as a Minor Rural Centre in the South Cambridgeshire settlement hierarchy. It is located to the north of Cambridge, approximately 9km from Cambridge City Centre and approximately 5.5km from Cambridge Science Park. It is accessible to the A10, which provides connections to both Cambridge and Ely and to the wider strategic road network including the A14 motorway. Waterbeach has a good range of services and facilities, and it is accessible by a range of modes of transport including buses and a train station.

Details of the proposals

73. The applicant seeks planning permission for the erection of 20 dwellings (nine of which are affordable dwellings) including a local play area, internal roads, associated alterations to highway and pedestrian access, and modifications to junction arrangements.

Planning Assessment

74. The key issues to consider in the determination of this application in terms of the principle of development are the implications of the Council's 5-Year Housing Land Supply (5YHLS) issue on the proposals, and whether Waterbeach in general and this site specifically allow the proposals to meet the definition of 'sustainable development' set out in the NPPF. Other issues to consider included the design, layout and neighbour amenity; the impact of the proposals on the Conservation Area; landscape and trees; ecology; housing density and mix; affordable housing provision; highway safety and parking; drainage; environmental health and; Section 106 contributions.

Principle of development

75. The NPPF requires councils to boost significantly the supply of housing and to identify and maintain a 5YHLS with an additional buffer as set out in Paragraph 47.
76. The Council accepts that it cannot currently demonstrate a 5YHLS in the district as

required by the NPPF, having a 4.1-year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the '*Strategic Housing Market Assessment*' (2013) and updated by the latest update undertaken for the Council in November 2015 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and latest assessment of housing delivery (in the housing trajectory March 2017). In these circumstances, any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out-of-date' in respect of Paragraph 49 of the NPPF.

77. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to Paragraph 49 of the NPPF, which states that adopted policies "for the supply of housing" cannot be considered up-to-date where there is not a 5YHLS. The affected policies that were listed in the Waterbeach appeal decision letters are: Policies ST/2 and ST/5 of the '*South Cambridgeshire District Council Local Development Framework Core Strategy Development Plan Document*' (2007) and Policy DP/7 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007) (relating to village development frameworks and indicative limits on the scale of development in villages).
78. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a recent Court of Appeal decision (*Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes*). The Court defined 'relevant policies for the supply of housing' widely so not to be restricted "*merely policies in the Development Plan Document that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,*" but also to include, "*plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.*" Therefore, all policies which have the potential to restrict or affect housing supply may be considered out-of-date in respect of the NPPF.
79. The decision of the Court of Appeal tended to confirm the approach taken by the inspector who determined the Waterbeach appeal. As such, as a result of the decision of the Court of Appeal, policies including ST/5 of the '*SCDC LDF Core Strategy DPD*' (2007) and DP/1 (a) and DP/7 of the '*SCDC LDF Development Control Policies DPD*' (2007) fell to be considered as "*relevant policies for the supply of housing*" for the purposes of the NPPF para 49 and therefore out of date.
80. However, the decision of the Court of Appeal has since been overturned by the Supreme Court in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as "relevant policies for the supply of housing" for the purposes of the NPPF. The term "relevant policies for the supply of housing" has been held by the Supreme Court to be limited to "housing supply policies" rather than being interpreted more broadly so as to include any policies which "affect" the supply of housing, as was held in substance by the Court of Appeal.
81. The effect of the Supreme Court's judgement is that Policies ST/5, DP/1(a) and DP/7 are no longer to be considered as "*relevant policies for the supply of housing*". They are therefore not "out-of-date" by reason of Paragraph 49 of the NPPF. None of these adopted policies are "housing supply policies" nor are they policies by which "acceptable housing sites are to be identified". Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in Paragraph 7 of the NPPF. It is considered that Policies

ST/5, DP/1(a) and DP/7 and their objectives, both individually and collectively, of securing locational sustainability, accord with and furthers the social and environmental dimensions of sustainable development, and therefore accord with the Framework.

82. However, given that the Council cannot demonstrate a 5YHLS, its policies remain out-of-date “albeit housing supply policies” do not now include Policies ST/5, DP/1(a) and DP/7. As such, and in accordance with the decision of the Supreme Court, Paragraph 14 of the NPPF is engaged and planning permission for housing should be granted, *inter alia* “*unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole ...*”.
83. This means that even if policies are considered to be up-to-date, the absence of a demonstrable 5YHLS cannot simply be put to one side. Any conflict with adopted Policies ST/5, DP/1(a) and DP/7, is still capable of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit in terms of housing delivery of the proposed residential development cannot simply be put to one side. The NPPF places very considerable weight on the need to boost the supply of housing, particularly affordable housing, particularly in the absence of a 5YHLS. As such, although any conflict with adopted Policies ST/5, DP/1(a) and, DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing housing delivery, particularly in the current absence of a 5YHLS.
84. A balancing exercise, therefore, needs to be carried out. As part of that balance, in the absence of a 5YHLS, considerable weight and importance should be attached to the benefits a proposal brings in terms of the delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including where engaged Policies ST/6, DP/1(a) and DP/7 which seek to direct development to the most sustainable locations – is so great in the context of a particular application such as to significantly and demonstrably outweigh the benefit in terms of the delivery of new homes that planning permission should be refused.
85. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal.
86. As part of the case of the applicant rests on the Council's current 5YHLS deficit, the developer is required to demonstrate that the dwellings would be delivered within a 5-year period. Officers are of the view that the applicant has demonstrated that the site can be delivered within this timescale, whereby weight can be given to the contribution the proposal could make to help address the Council's 5YHLS deficit. The Committee will see this is an application for full planning permission and thus details relating to scale, appearance and layout would be approved at this stage.
87. As the site is located outside the village development framework of Waterbeach, and in the countryside for planning purposes, Policy DP/7 of the ‘*South Cambridgeshire LDF Development Control Policies DPD*’ (2007) and Policy S/7 of the ‘*South Cambridgeshire Local Plan Proposed Submission*’ (2013) state that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The erection of a residential development of 20 dwellings would therefore, not under normal circumstances, be considered acceptable in principle, since it is contrary to the above policies. However, the conflict with Policy DP/7 needs to be assessed not just with regard to whether the policy continues to perform a material planning objective, but also whether it is consistent with the policies

of the NPPF.

88. Development in Minor Rural Centres (the current and emerging status of Waterbeach) is normally limited under LDF Policy ST/5 to schemes of up to an indicative maximum of 30 dwellings. Where development of a larger scale (9 to 30 dwellings) would place a material burden on the existing village services and facilities, the Council will use its power under Section 106 of the Town and Country Planning Act 1990 to secure financial contributions at an appropriate level towards their development or improvement. This planning objective remains important and is consistent with the NPPF's *'presumption in favour of sustainable development'*, by limiting the scale of development in less sustainable rural locations with a limited range of services to meet the needs of new residents in a sustainable manner.
89. In the 2003 appeal, mentioned in the 'Relevant Planning History' section above (Ref: APP/W0530/A/03/1112282), the Planning Inspector recommended that the application site and adjoining land should be included in the village development framework of Waterbeach, and considered that the site performed no useful townscape or landscape functions and that it could contribute towards meeting the District's housing needs as a windfall site.
90. The site was promoted through the 2004 Local Plan. The Planning Inspector considered whether the site (and two neighbouring sites) should be allocated for development. He said: *"From my visit, I concluded that the sites serve very little townscape or landscape function. Any limited 'green' views on the boundary of the Conservation Area to the east could be preserved through appropriate landscaping details at development control stage. In my view, the land represents a wasted resource and its more effective use should be encouraged in order to contribute towards the District's housing needs. There appear to be potential options for providing access to the objection sites across other underused sites to the south and east and I recommend that all three be brought into the village framework"*.
91. While the site was not included within the village framework boundary, judging from the comments of separate Planning Inspectors, it is clear that it would not have been wholly inappropriate to include the site within the village development framework to facilitate residential developments. The NPPF seeks to boost significantly the supply of housing, and introduces a *'presumption in favour of sustainable development'*, particularly in areas where housing related policies are considered out-of-date. The 2014 Waterbeach appeal decisions demonstrated that the Council does not have a 5YHLS, and there has been no change to that position since. In respect of the Council's 5YHLS deficit, the proposed 20 dwellings would help address the district's housing shortage.
92. The quantum of the proposed development, i.e. 20 dwellings, would have been considered acceptable if it was within the development framework. Waterbeach is considered to be one of the more sustainable Minor Rural Centres within the district due to its relatively close proximity to Cambridge (6 miles north of Cambridge), having regular bus services to and from Cambridge and train services to and from Cambridge, Ely, King's Lynn and London. Waterbeach has several shops, a primary school, a parish church and a Baptist church. It is expected that the village's services and facilities would be further enhanced by Urban&Civic and the Ministry of Defence's proposals to construct up to 6,500 dwellings, three primary schools, a secondary school and retail space at the former Waterbeach barracks and airfield. Given that the site is located adjacent to the development framework, it is not inappropriate to consider the scale of the development acceptable given the site's close proximity to local services and facilities. The location of the site is considered sustainable.

93. The following paragraphs examine the social, economic and environmental aspects of the proposed development in light of NPPF's definition of 'sustainable development'.
94. The development would provide a clear social benefit in terms of helping to meet the current housing shortfall in South Cambridgeshire through delivering an additional 20 residential dwellings, 45% of which would be affordable (9 units). The proposed affordable housing mix is considered acceptable by the Council's Affordable Housing Team. The housing mix of the market elements is considered to meet the objectives of Policy H/8 of the emerging Local Plan. The provision of 20 additional houses, including the 9 affordable dwellings, is a social benefit and significant weight should be attributed this in the decision-making process, particularly in light of the Housing Officer's confirmation that there is a demonstrable need for affordable housing in Waterbeach.
95. The proposed development includes areas of informal open space and a Local Area of Play (LAP), which is located towards the north-western part of the site. The LAP is overlooked by dwellings and provides an attractive feature for the proposed development and for users of the adjacent public footpath. In terms of formal open space for the proposed development, there are sports pitches for football and cricket, tennis courts and a bowling green at the recreation area off Cambridge Road, which is within walking and cycling distance of the application site. The design and layout of the proposed development includes pedestrian footpaths and pedestrian access routes through to the adjacent public footpath, which provides connections to the village and out to the surrounding countryside. Paragraph 7 of the NPPF states that the social dimension of sustainable development includes the creation of a high quality built environment with accessible local services. The proposed LAP and informal open space contribute towards the social sustainability of the area by enhancing the existing open space provision of the local area.
96. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas advising that *"housing should be located where it will enhance or maintain the vitality of rural communities", and recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.*" The proposed development is located on the western edge of Waterbeach, close to the centre of the village and the main services and facilities within the village. It is within a short distance of the existing services and facilities on Green Side, Chapel Street and High Street, and within walking distance of the bus stops on Cambridge Road and Station Road and from Waterbeach Railway Station. This means that that residents and children of the proposed development could walk or cycle to those facilities within the village, and could access facilities and employment opportunities elsewhere, e.g. Cambridge and Ely by public transport.
97. The design and layout of the proposed development includes pedestrian footpaths and pedestrian access routes through to the adjacent public footpath, which provides connections to the village and out to the surrounding countryside. The site has good connections to Cambridge via a range of transport options. Therefore, future residents have opportunities to access the employment opportunities in Cambridge City or other areas via the regular public transport services or the surrounding motorway network to support the local economy.
98. The provision of 20 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.
99. In terms of environmental benefits, the proposed development would provide additional landscaping to enhance the surrounding landscape. It also provides the opportunity to

enhance wildlife habitats that will improve the ecological value of the land. Its sustainable location would help promote sustainable forms of transport by including walking and cycling facilities and providing good connections with the services and facilities within the village and to bus stops and the train station. The proposed development would also deliver a 10% reduction in carbon from the use of renewables, and is therefore compliant with the requirements of Policies NE/1 and NE/3 of the '*SCDC LPF Development Control Policies DPD*' (2007).

100. Overall, it is considered that the proposed development would achieve the social, environmental and economic elements of the NPPF definition of 'sustainable development', subject to the mitigation measures recommended by the Council's specialists which can be secured by conditions and via a Section 106 agreement. Therefore, the principle of development is acceptable.

Design, layout, neighbour amenity and energy efficiency

101. LDF Policies DP/1 and DP/2 require new developments to be high quality and respond well to the site context. Policy DP/3 requires new developments to have regard to neighbour amenity. Policy NE/1 and NE/3 requires all new developments to be of a sustainable design and be energy efficient.
102. The main entrance and vehicular access to the proposed development would be from Gibson Close. The proposed development includes two new pedestrian access points onto the adjacent public footpath. The existing junction arrangements at the entrance to Gibson Close from Green Side would be modified, and Gibson Close would be resurfaced and upgraded to provide a new wider footway. The modifications to the junctions and footway are designed to prevent conflict between vehicles accessing the site and pedestrians. The width of Gibson Close complies with highway standards contained in '*Manual for Streets*'. The case officer does not consider Gibson Close to remain as a private access road as a material consideration.
103. A variety of dwelling types and sizes are provided within the proposed development, with a denser housing typology near the site entrance and larger detached dwellings at the rear of the site. The dwellings would be two and two and a half storeys in height. All of the dwellings would have rear gardens that comply with the standards set out in the '*SCDC District Design Guide*' (2010). The proposed play area would be well-landscaped and overlooked. The orientation of the proposed dwellings and the location of windows provide natural surveillance and overlooking within the proposed development and of the adjacent public footpaths.
104. During consultation, the Council's Urban Design Consultant did not raise objections but raised issues concerning the design of the first-floor bay window to Plot 4 and suggested that this bay is replaced by a narrower bay; and that the proposed car parking area is too close to the entrance of the site. The case officer considers the design of first-floor bay window to Plot 4 to be acceptable and would create an active frontage towards the 'arrival area'. Whilst the proposed car parking area is located close to the entrance of the site, the Local Highways Authority did not raise any issues in this regard. The case officer considers the location of the parking area to be acceptable.
105. In terms of neighbour amenity, the proposed dwellings are well laid out taking into account the need to protect neighbour amenity. There is a satisfactory separation distance between the proposed dwellings and the neighbouring properties on the eastern, southern and northern boundaries of the site. Boundary treatment can be conditioned to prevent overlooking onto the gardens located on the south and western boundaries of the site. The case officer also considers it necessary to impose a

condition requiring all the windows to the bathrooms of the proposed development (apart from any top high vent) be fitted with obscured glazing to protect the residential amenity of residents, in accordance with Policy DP/3 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

106. In terms of energy efficient design, the Council's Environmental Sustainability Consultant has reviewed the proposals and considered that the development shall achieve the required carbon emissions reductions as long as it delivers the savings suggested in the carbon modelling associated with the submitted renewable strategy. Therefore, the case officer considers it necessary to impose a condition requiring the proposed development to deliver the savings set out in the "Renewable Energy Statement" (June 2016) to deliver a minimum of 10% reduction in carbon from the use of renewables to accord with LDF Policies NE/1 and NE/3.
107. The design and layout of the proposed development has taken into account the characteristics of the surrounding area; the need to respect neighbour amenity and be energy efficient. The proposed development is considered to be of a good quality. As such, the proposals are considered to meet the objectives of Policies DP/1, DP/2, DP/3, NE/1 and NE/3 of the Local Development Framework.

Impact of the proposals on the Conservation Area

108. Section 72 of the Planning (Conservation Areas and Listed Buildings) Act 1990 requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area". LDF Policy CH/5 states that: "Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy and guidance contained in specific Conservation Area Appraisals (where they exist) and the *'SCDC District Design Guide'* (2010).
109. The entrance to Gibson Close is a visible part of the Conservation Area, but the land to the rear (within the Conservation Area) and the land where the proposed dwellings would be located (outside the Conservation Area) are less visible parts of it. There are views into and out of the Conservation Area from the application site. No.5 Green Side is a Grade II Listed Building, and is adjacent to the entrance to Gibson Close.
110. Gibson Close and Green Side are located within the Conservation Area, and as such the proposed modifications and improvements to Gibson Close and the junction on to Green Side would fall within the heritage asset and the impact of those changes need to be assessed. The land to be occupied by the proposed dwellings is located outside the Conservation Area, and as such it is the impact on the setting of the heritage asset that will need to be assessed.
111. The proposed modifications to the access into Gibson Close off Green Side would involve minor changes to the junction arrangements and the introduction of bollards, both of which are made for highway safety reasons. Those modifications would have no significant impact on the character and appearance of this part of the Conservation Area or on the Listed Building. It is important to note that in the 2003 Appeal Decision, the Planning Inspector concluded that the proposed changes to the access would be minimal in that case, and that the character and appearance of the Conservation Area would be preserved. The scale of the proposed changes to the access for this current application is similar. As such, the case officer considers that they would not result in

any significant impact. The resurfacing of Gibson Close, amendments to the kerbs, and widening and upgrade of the existing footway would be minor works, and are considered to enhance the appearance of this part of the Conservation Area. This view is shared by the Council's Historic Buildings Consultant who commented that "*the introduction of the grass as part of the proposed highways works is considered to have the potential to enhance the appearance of the Conservation Area*". The case officer agrees with the Council's Historic Buildings Consultant's suggestions in terms of imposing a condition to require the details of the highways works to be revised to result in a reduction in the number of bollards. This would ensure that the bollards are only introduced in areas that are necessary to support the objective of highway safety.

112. The Council's Historic Buildings Consultant did not raise objections to the proposed 20 dwellings in terms of its visual impact on the Conservation Area, and commented that whilst the proposed parking court at the entrance to the site is disappointing, especially given its proximity to the existing car park, the views of it from the conservation area will be limited and at a distance. Therefore, the proposed development will have a neutral effect on the setting of the conservation area.
113. The case officer concludes that the impact of the proposed development on the character and appearance of this part of the Conservation Area is acceptable. As such, it does not conflict with Section 12 of the NPPF or Policy CH/5 of the '*SCDC LDF Development Control Policies DPD*' (2007).

Landscape and trees

114. The Council's Landscape Officer has no objections. However, concerns were raised in relation to proposed close boarded fencing around the site boundary to the north and west of the site. The use of close-boarded fencing along development edges was not considered by the Council's Landscape Officer as appropriate within a rural context and recommended hedging be introduced to the boundaries. However, this advice is contradictory to the advice given by the Cambridgeshire County Council's Definitive Map Officer, requiring that no planting shall be erected on or within 2.5m of the Public Right Of Way (PROW). The case officer considers that more weight should be attributed to the PROW requirement in the interests of promoting effective use and preventing obstruction. A condition can be imposed to ensure that the detailed design of the boundary treatment meets the PROW requirements. There is scope for planting to be introduced to the site's east and southern boundaries which are not affected by the PROW.
115. The Council's Tree Officer has no objections and is pleased to see that the latest layout allows for the sustainable retention of existing trees. Conditions have been recommended requiring the applicant to submit a tree protection plan prior to commencement of the development to ensure that the trees are protected during construction stage.
116. Waterbeach Parish Council refers to the root system of a protected tree being concreted over as part of the proposed development. The only protected tree is No. T012, which is protected because it is within the Conservation Area. Tree No. T012 is actually located outside the application site beyond the north-east corner of the site. As set out in the applicant's Tree Survey, only a small portion of the root protection area for No. T012 would be covered by hard surfaces, and it is recommended that linear root pruning of this tree is undertaken. The coverage of the root system for the protected tree is limited, and action is proposed to protect the roots within the proposed development. The Council's Tree Officer has not raised an objection on this matter, and has removed all objections following revisions to the layout. The materials that will be used

to cover the root system of the protected tree, and for all of the hard surfacing within the proposed development, would be submitted and agreed via a planning condition. It is likely that a permeable material would be used for the parking area in the vicinity of the protected tree, rather than concrete.

117. The proposed landscape plan is considered to meet the objectives of DP/2 of the Local Development Framework.

Ecology

118. The Council's Ecology Consultant has no objections and is satisfied that the scheme will meet ecological legislation and planning policy, subject to the applicant carrying out the recommended mitigation measures and providing a scheme of biodiversity enhancement which can be secured by conditions. The development therefore complies with Policy NE/6 of the Local Development Framework.

Housing density and mix

119. LDF Policy HG/1 specifies a district-wide density of 30 dwellings per hectare (dph) and a density of 40 dph in sustainable locations. Paragraph 47 of the NPPF now allows Local Planning Authorities to set their own approach to housing density targets to reflect local circumstances. The proposed development will have an average net density of 29 dph. This density is considered appropriate given the context of the site. It supports a high-quality layout and relates well to the housing density of the surrounding area.
120. Under the provisions of Policy HG/2, the market housing element of proposed schemes is required to include a minimum of 40% 1 or 2 bed properties. Policy H/8 of the '*South Cambridgeshire Local Plan Proposed Submission*' (2013) is less prescriptive and states that the mix of properties within developments of 10 or more dwellings should achieve at least 30% for each of the 3 categories (1 and 2 bed, 3 bed and 4 or more bed properties), with the 10% margin to be applied flexibly across the scheme. This policy is being given considerable weight in the determination of planning applications due to the nature of the unresolved objections, in accordance with the guidance within Paragraph 216 of the NPPF.
121. The market element of the proposed development comprises of 4 x two-bed dwellings, 3 x three-bed dwellings and 4 x four/five-bed dwellings. This complies with Policy H/8 of the '*South Cambridgeshire Local Plan Proposed Submission*' (2013).

Affordable housing provision

122. As this site is a 5YHLS site, it should provide a policy compliant of level (minimum 40%) of affordable housing. The local housing need for Waterbeach is: 103 people on the waiting list for rented accommodation and 27 for intermediate accommodation. The affordable housing delivered within the proposed development is 9 dwellings which represents 45% of the total (20 dwellings), and exceeds the requirements of LDF policy HG/3.
123. The Council's Affordable Housing team has confirmed that the proposed affordable housing scheme, i.e. 4 x one-bed flats (rented), 2 x two-bed houses (rented) and 3 x two-bed houses (shared ownership) would be acceptable to the Council's Affordable Homes Service and recommended criteria to ensure that the first eight homes will be allocated to those with a local connection to Waterbeach and the remaining one should be allocated to those with a district-wide connection. This can be secured by a Section

106 agreement.

Highway safety and parking

124. The proposed highway works at the junction of Gibson Close and Greenside comprising bollards, cobbles and a grassed area have been provided to address concerns about highway safety, and have been designed to remove the existing and potential conflict between pedestrians, vehicles and parked vehicles at this junction. The proposed bollards would prevent vehicles from parking on the pavement at this junction, and for this reason those works can be considered a benefit. The LHA has confirmed that the design of the highway works at this junction are acceptable subject to conditions dealing with site levels, materials and a construction traffic management plan. The proposed highway works will require a separate agreement and permission from the Highway Authority before they can be carried out.
125. Waterbeach Parish Council and neighbours refer to a potential conflict between the proposed development and the approved development for the conversion of No.5 Greenside to a pharmacy and two flats (Planning application reference: S/1439/15/FL). There is an existing access from this property on to Greenside which would remain. The documents submitted with the application at No.5 confirmed that sufficient on-street parking exists on Greenside to accommodate visitors to the pharmacy. There is no conflict between the access arrangements to Gibson Close and the pharmacy. The proposed bollards at the junction of Gibson Close and Greenside would improve highway safety and remove vehicle parking from this junction, which would minimise conflicts between different road users.
126. As set out above, the highway works proposed at the junction have been discussed and agreed with the LHA. It has previously been confirmed by the applicant that Gibson Close and the internal road layout for the proposed development will remain private, and not put forward for adoption by Cambridgeshire County Council. The width of the road and pavement within Gibson Close would remain as existing, but will be resurfaced following the installation of utilities and services infrastructure for the proposed dwellings. The internal road layout complies with '*Manual for Streets*' standards and are acceptable. The public footpath adjacent to the application site would provide an additional and alternative pedestrian access from the proposed development to Greenside, and two new access points onto the adjacent public footpath are provided to facilitate such pedestrian movements.
127. Waterbeach Parish Council and neighbours state that the bus stop on Greenside causes traffic congestion in this location. The location of the bus stop demonstrates that the application site is conveniently located and accessible by buses, making the proposed development sustainable in transport terms. It is expected that bus stops are conveniently located on main roads. The operation of buses requires a bus to stop at bus stops to pick up and drop off passengers, and this action typically takes a short amount of time. It is possible that cars would occasionally need to wait behind a bus when it is at a bus stop and oncoming vehicles do not allow it to pass, but it is considered that this would not lead to significant congestions or delays. The impact of the proposed development in relation to the location of bus stops and the operation of buses at Greenside is not considered significant to warrant a refusal of the application.
128. The Local Highways Authority (LHA) has raised no objections. The proposed highway works, as shown on Drawing no. 10 Rev 2, are considered acceptable. The LHA has recommended conditions and informatives to ensure the safe and effective operation of the public highways.

129. The car parking arrangements within the proposed development is provided by garages, off-street parking, a car port and a parking court. A total of 27 car parking spaces would be provided within the proposed development, with one car parking space for each of the affordable dwellings and some of the market housing, and two or three car parking spaces for each of the detached market dwellings. One secure cycle parking space will be provided within the curtilage of each dwelling.
130. Given the site's sustainable location, this parking and cycle parking provision is considered to meet with the standards set out in Policy TR/2 of the Local Development Framework.

Flood risk and Drainage

131. The site is located within flood zone 1 (lowest risk of flooding). Both the Lead Local Flood Authority (LLFRA) and the Council's Drainage Consultant from Cambridge City Council have no objections to the development proposals.
132. The proposed development includes a detailed drainage strategy to control surface water runoff, which has been discussed with the Lead Local Flood Authority (LLFA). At present, the surface water from the application site is uncontrolled because it is an undeveloped site. The LLFA and the Council's Drainage Consultant (Cambridge City Council) did not raise objections and recommended that conditions requiring details of the surface water and foul water drainage strategy, and future maintenance for the drainage system to be submitted for approval. Therefore, the proposed drainage strategy for the proposed development is acceptable. The Environment Agency also raised no objections on the basis that their recommended conditions are attached to the decision notice. These recommended conditions are considered appropriate and necessary by the case officer, as they would ensure: a satisfactory method of surface and foul water drainage; reduce the risk of pollution to the water environment; and prevent the increased risk of flooding in accordance with LDF Policies DP/1, NE/10 and NE/11.
133. Anglian Water has no objections and has confirmed that the foul drainage from this development is in the catchment of Waterbeach Water Recycling Centre that Anglian Water has available capacity for these flows. Anglian Water confirmed that the sewerage system at present has available capacity for these flows.

Environmental health

134. The Council's Environmental Health officer has raised no objections and has recommended conditions to minimise noise and disturbance during the period of construction, light pollution and address noise and dust issues during the construction stage of the proposed development. These conditions are considered appropriate and necessary by the case officer as they would help protect neighbour amenity during the construction stage of the proposed development. As such, the proposals are considered to comply with LDF policies DP/3, NE/14 and NE/15.

Section 106 contributions

135. Cambridgeshire County Council states that the development is expected to generate a net increase of three primary education aged children. This development lies within the catchment area of Waterbeach Community Primary School. Cambridgeshire County Council Education Officers have confirmed that there is insufficient capacity in the school in the next five years to accommodate the places generated by this development and therefore a contribution will be required to fund its proposed solution – a 'primary

education project' (hereafter referred to as the 'project'), to mitigating primary need aged children arising from this development.

136. Further clarification was sought by SCDC's S106 Officer regarding the details of this project. Cambridgeshire County Council Education Officers stated that the project that has been identified to mitigate the primary aged children arising from all new developments in the village, is a 1FE expansion to Waterbeach Community Primary School. It is the case that five Section 106 agreements have already been entered into for primary education provision in the village since 6 April 2010. Therefore, any new 'projects' must be demonstrated to be distinct and separate in order for the decision-maker to have material regard to the contribution. Cambridgeshire County Council states that the second 'project' can be described as a "second phase" comprising two classrooms (accommodating 60 pupils) and ancillary work, which is estimated to cost £967,878 (costs at 4Q15). The cost per place of these two additional classrooms is £16,131 (£967,878 / 60 places) therefore a contribution of £48,393 for primary education is sought from this development (£16,131 x 10 primary aged children).
137. Whilst Cambridgeshire County Council is understood to have commissioned a Milestone Report (in order to understand how the Waterbeach Community Primary School can be expanded) at this point in time, South Cambridgeshire District Council (SCDC) has not been provided with any details of the scope of this Milestone Report or its current status. As such, it is unclear whether the 1FE expansion can, and will be delivered as separate 'projects' (or as a single 'project'). This means that there is currently insufficient information to justify the securing of this contribution as it may conflict with Community Infrastructure Levy (CIL) Regulations. Should the Planning Committee approve this planning application, it is suggested that SCDC takes a pragmatic approach towards this matter and operate within the spirit of the CIL Regulations. This requires the Local Planning Authority (LPA) to ensure that a clear distinction is created between the different projects proposed to expand Waterbeach Community Primary School. If this distinction is not possible, then it will either result in monies not being drawn down, or monies being returned to the developer on the basis that the request did contravene the CIL Regulations.
138. At this stage, any distinction can only be established by creating qualifying criteria that needs to be satisfied for the money to be used. SCDC's S106 Officer recommends the following criteria:
 - 1) Cambridgeshire County Council's Capital Programme referring to each project in isolation; and
 - 2) Cambridgeshire County Council to let separate tenders and issue separate contracts for the works (i.e. phase 1 and phase 2); and
 - 3) Cambridgeshire County Council submits separate planning applications for each phase.
139. The above criteria are considered consistent with the approach taken in respect of the 45 dwellings at Bannold Road, Waterbeach (Planning application reference: S/2461/16/FL) approved by the SCDC in May 2017. Please refer to Appendix A for details of the planning obligations sought by South Cambridgeshire District Council.
140. At consultation stage, the Local Highways Authority did not require contributions towards strategic highways improvements or a travel plan. Therefore, in order to justify the reasons for the financial contributions sought by Travel for Cambridgeshire, it is important that there is clarification on reasons for conducting and monitoring annual

the residential travel surveys, and the relevance of the results of the survey to this particular development. However, Travel for Cambridgeshire did not respond to the questions relating to the relevance of its financial obligation requests during the consultation period. As such, the Local Planning Authority is not a position to secure this financial obligation on behalf of Travel for Cambridgeshire.

Planning Balance

141. Given the fact that the Council cannot currently identify a 5YHLS, in accordance with the guidance in Paragraph 14 of the NPPF, in balancing all of the material considerations, planning permission should be granted unless the harm arising from the proposal would 'significantly and demonstrably' outweigh the benefits.
142. The proposed development would provide 20 dwellings to help address the district's housing shortage issue, 9 (45%) of which would be affordable. These are benefits which should be given significant weight in the determination of the planning application. Moderate weight can also be attached to the provision of employment during construction and the impact upon local services from the development. Limited weight can be given to the wildlife and ecological benefits arising from the development.
143. In contrast, only limited weight can be attached to the location and scale of the development in contravention of Policies ST/5, DP/1 (a) and DP/7. The development is on land that adjoins the village framework and there is no identified harm in terms of the sustainability of the location given the absence of a 5YHLS and the need to balance this conflict against the significant need for housing identified in the NPPF.
144. None of the disbenefits arising from the proposals are considered to result in significant and demonstrable harm when balanced against the positive elements and therefore, it is considered that the proposal achieves the definition of sustainable development as set out in the NPPF.
145. It is recommended that the Committee grants planning permission, subject to the following:

Section 106 agreement

146. To secure provision of onsite affordable housing and contributions towards the provision of early years and primary school education, sports, indoor community facilities, household waste bins and monitoring as listed in the matrix is attached to this report as Appendix 1.

Conditions

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

Approved plans and documents

- 2) The development hereby permitted shall be carried out in accordance with the approved drawings:

- a) Location Plan (1:1250 @ A4)
- b) Proposed Site Access by SLR - Drawing no. 10 Rev 2
- c) Proposed Site Plan – Drawing no. PL(90)01 Rev P3
- d) Proposed ground and first floor plans and elevations to Plots 1 to 3 – Drawing no. PL(21)01
- e) Proposed ground and first floor plans and elevations to Plots 4 to 5 – Drawing no. PL(21)02 Rev P3
- f) Proposed ground and first floor plans and elevations to Plots 8 to 10 – Drawing no. PL(21)03 Rev P2
- g) Proposed ground and first floor plans and elevations to Plots 11 to 13 – Drawing no. PL(21)04
- h) Proposed ground and first floor plans and elevations to Plot 14 – Drawing no. PL(21)05
- i) Proposed ground and first floor plans and elevations to Plot 15 – Drawing no. PL(21)06
- j) Proposed ground and first floor plans and elevations to Plot 16 – Drawing no. PL(21)07
- k) Proposed ground and first floor plans and elevations to Plot 17 – Drawing no. PL(21)08 Rev P1
- l) Proposed ground and first floor plans and elevations to Plot 18 – Drawing no. PL(21)09
- m) Proposed ground and first floor plans and elevations to Plots 6, 7, 19, 20 – Drawing no. PL(21)11
- n) Landscape Strategy Proposals – Drawing no. 1833-01-E
- o) Preliminary Drainage Strategy Statement by Conisbee – Version 1.2 (July 2016)
- p) Outline drainage strategy by Conisbee – Drawing no. 160436-X-00-DR-C-1000 Rev P3
- q) Outline drainage strategy by Conisbee – Drawing no. 160436-X-00-DR-C-1001 Rev P3
- r) Outline levels strategy by Conisbee – Drawing no. 160436-X-00-DR-C-2000 Rev P3
- s) Outline levels strategy by Conisbee – Drawing no. 160436-X-00-DR-C-2001 Rev P3

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

Landscape details and implementation

- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and

hedgerows on the land and any immediately adjoining and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

- 4) All hard and soft landscape works shall be carried out in accordance with the details as shown on the approved drawing: 1833-01-E (Landscape Strategy Proposals). 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 (LPA). If within a period of five years from the date of planting, or replacement planting, any tree of plant is removed, uprooted or destroyed or dies, any tree of plant of the same species and size as that originally planted shall be planted at the same place, unless the LPA gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

Trees

- 5) Prior to commencement, site preparation or the delivery of materials to site, a Tree Protection Plan shall be submitted to, and approved by the Local Planning Authority.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities in accordance with Policies DP/1 and NE/6 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

- 6) In this condition, 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs a) and b) below shall have effect until the expiration of five years from the date of the first occupation of the dwellings hereby approved.
- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority (LPA). Any topping or lopping shall be carried out in accordance with the relevant British Standard.
- b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the LPA.
- c) The erection of fencing for the protection of any retained trees shall be undertaken in accordance with the approved Tree Protection Plan, as per Trees Condition 1 above, before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until

all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the LPA.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities in accordance with Policies DP/1 and NE/6 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Details of play area and implementation

- 7) Details of the proposed children's Local Area of Play (LAP), as indicated in the approved drawing: PL(90)01 Rev P3 (Proposed Site Plan), shall be submitted to and approved in writing by the Local Planning Authority (LPA). The details shall include the layout and types of street furniture to be included within the LAP. The LAP shall be laid out and equipped as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the LPA.

Reason: To provide outdoor play space in accordance with Policies DP/3 and SF/10 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

- 8) No dwelling shall be occupied until the Local Area of Play (LAP) shown on the approved drawing: PL(90)01 Rev P3 (Proposed Site Plan), shall be laid out in accordance with the information submitted as per Play area Condition 1, and that area shall not thereafter be used for any purpose other than as play area.

Reason: To ensure the provision of a play area to enhance the quality of the development in accordance with Policies DP/3 and SF/10 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Boundary treatment

- 9) No development shall take place until there has been submitted to, and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

Reason: To ensure the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Materials

- 10) No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority, Development shall be carried out in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and is in accordance with Policy DP/2 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Foul water drainage

- 11) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the LPA.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Surface water drainage

- 12) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment (FRA) prepared by Conisbee (ref: 160436/J Foster, Rev No: 1.2) dated 20 July 2016 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, Q30 and Q100 storm events
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as Q100 plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
 - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers.
 - d) Details of proposed ground levels should be provided to confirm that the proposed infiltration systems are constructed at a minimum of 1m above the highest recorded ground water levels.
 - e) Full details of the proposed attenuation and flow control measures
 - f) Site Investigation and infiltration testing results undertaken in accordance with BRE365;
 - g) 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;
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the '*National Planning Policy Framework*' (2012) and the '*National Planning Policy Guidance*'.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the '*South Cambridgeshire District Council Local Development*

Framework Development Control Policies Development Plan Document (2007).

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

Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of Paragraphs 103 and 109 of the *'National Planning Policy Framework'* (2012).

Pollution control

- 14) Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the LPA.

Reason: To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

- 15) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (No. 2) Order 2017 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

(Reason :To ensure the development does not prejudice the quality of the ground or surface water or watercourses in accordance with policy NE/10 of the DP/1 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007)

Glazing

- 16) Apart from any top high vent, all the windows to the bathrooms of the proposed development, hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standards Level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter.

Reason: To protect the residential amenity of residents in accordance with Policy DP/3 of the *'South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document'* (2007).

Ecology

- 17) Ecological mitigation - All works must proceed in strict accordance with the recommendations detailed in Table 4 of the Preliminary Ecological Appraisal report (Greenwillows Associates Ltd., April 2016) except for the survey recommendations which have been addressed and Section 3.4 of the Reptile Survey report (Greenwillows Associates Ltd., June 2016). This shall include avoidance and mitigation measures for nesting birds, bats, reptiles and badgers. If any amendments to the recommendations as set out in the reports are required, the revisions shall be submitted in writing to and agreed by the Local Planning Authority before relevant works commence.

Reason: To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007), the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

- 18) Biodiversity enhancement - No development shall commence until a scheme for ecological enhancement including a plan and specification detailing native planting and in-built features for nesting birds and roosting bats has been provided to and agreed by the Local Planning Authority. The enhancement scheme should also include native planting of diverse meadow seed mixes or shade tolerant native ground flora in the area below the trees in the south-east corner of the site and within the public open space; and measures to ensure connectivity through the site for hedgehogs. The measures shall be implemented in accordance with the agreed scheme.

Reason: To provide habitat for wildlife and enhance the site for biodiversity in accordance with the '*National Planning Policy Framework*' (2012), the Natural Environment and Rural Communities Act 2006, Policy NE/6 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007) and the '*SCDC LDF Biodiversity SPD*' (2009).

Environmental Health

- 19) Prior to commencement of the development hereby approved, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 08:00-18:00hrs Mondays to Fridays and 08:00 -13:00hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy NE/15 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

- 20) No construction site machinery or plant shall be operated, no construction related deliveries take at or despatched from the site except between the hours of 08:00 – 18:00 Mondays to Fridays and 08:00 – 13:00 on Saturdays and not at

any time on Sundays and Public or Bank Holidays.

Reason: To protect the amenity of the locality, especially for people living nearby, in accordance with Policies DP/3 and NE/15 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

- 21) Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the Local Planning Authority so that noise and vibration can be controlled.

Reason: To protect the amenity of the locality, especially for people living nearby, in accordance with Policies DP/3 and NE/15 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

- 22) Prior to the occupation of any units on the site, details of any external lighting of the site such as street lighting, floodlighting, security/residential lighting and an assessment of impact on any sensitive residential premises on and off site as appropriate, as well as the consideration of sensitive design to protect bat species, shall be submitted to and approved in writing by the Local Planning Authority (LPA). This assessment shall include layout plans/elevations with luminaire location annotated, full vertical and horizontal isolux contour maps at nearest residential premises, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type/profiles, mounting height, aiming angles/luminaire profiles, 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 LPA gives its written consent to any variation.

Reason: To protect the residential amenity of the locality, especially for people living nearby, and to minimise the effects of light pollution on the surrounding area, and to protect wildlife habitat in accordance with the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended), the NPPF and Policies DP/3, NE/6 and NE/14 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Renewable energy

- 23) The proposed development shall deliver the savings suggested in the carbon modelling associated with the approved '*Renewable Energy Statement*' (June 2016) by EPS Group to deliver a minimum of 10% reduction in carbon from the use of renewables.

Reason: To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the '*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*' (2007).

Highway safety

- 24) The highway works as shown on Drawing no.10 Rev 2 shall be completed prior to occupation of the first dwelling.

Reason: In the interests of highway safety

- 25) The proposed access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

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

- 26) The proposed access be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: In the interests of highway safety.

- 27) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

- a) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
- b) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
- c) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
- d) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

Reason: In the interests of highway safety.

Public footpath

- 28) Prior to the commencement of development, the definitive line of Public Footpath No. 2, which runs down the western boundary of the site shall be marked out to the satisfaction of the Local Planning Authority and maintained as such throughout the course of the development to ensure the full extent of the highway is not compromised by the development.

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

Fire hydrants

- 29) A scheme for the provision and location of fire hydrants to serve the development to a standard recommended by Cambridgeshire Fire and Rescue Service shall be submitted to, and approved in writing by the Local Planning Authority. The fire hydrants shall be implemented and maintained thereafter.

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

Drawing amendments

- 30) Notwithstanding the details shown on “*Proposed Site Access by SLR - Drawing no. 10 Rev 2*”, no development shall take place until there has been submitted to, and approved in writing by the Local Planning Authority, a revised plan showing a reduction in the number of bollards taking into account location of services in the suggested locations. The proposals indicated in this plan shall be completed prior to the occupation of the first dwelling, and shall thereafter be retained.

Reason: To minimise the potential for any harm to the conservation area, and ensuring a robust design solution is achieved in accordance with Policy CH/5 of the ‘*South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document*’ (2007).

148.

Informatives

- 1) There shall be no burning of waste or other materials on the site, without prior consent from the Local Planning Authority.
- 2) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction works. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information, please contact the Council’s Environmental Health Service.
- 3) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- 4) If the developer wishes to connect to Anglian Water’s sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. Anglian Water will then advise them of the most suitable point of connection.
- 5) The Residential Travel Pack, as set out in the applicant’s Transport Assessment, shall include no less than the following:
 - A map showing the site in the context of the local area;
 - Information about local services and amenities;
 - Information on local bus services, including timetables;
 - A multi-bus ticket to the value of 1 month’s travel within the Cambridge area
- 6) All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.
- 7) Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2m below existing ground level. Soakaways must not be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.
- 8) Only clean, uncontaminated surface water should be discharged to any

soakaway, watercourse or surface water sewer.

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

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 District Council Local Development Framework Development Control Policies Development Plan Document'* (2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- *'South Cambridgeshire Local Plan Proposed Submission'* (2013)
- Planning File Reference: S/2177/16/FL

Report Author:

Bonnie Kwok
Telephone Number:

Principal Planning Officer
01954 713167