

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee 07 March 2018  
**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/3396/17/FL

**Parish(es):** Fulbourn

**Proposal:** Development to provide 14 new affordable houses

**Site address:** Land West of Balsham Road, Fulbourn, CB21 5BZ

**Applicant(s):** Accent Housing

**Recommendation:** Delegated Approval subject to a section 106 agreement and referral to the Secretary of State

**Key material considerations:** Housing land supply, Green Belt, historic environment, biodiversity, flood risk and drainage, highway safety, residential amenity, sustainability

**Committee Site Visit:** Yes

**Departure Application:** Yes advertised on 14 Feb 2018

**Presenting Officer:** James Stone

**Application brought to Committee because:** The application is a departure from the Local Plan because it seeks affordable housing on an exception site in the Green Belt with a Mortgagee in Possession Clause (MiP)

**Date by which decision due:** 21 March 2017

### Executive Summary

The application, as amended, seeks consent for the construction of 14 affordable dwellings as 9 affordable rented properties (4 x one bed, 3 x two beds and 2 x three beds) and 5 shared ownership properties (3 x two beds and 2 x three beds). The applicant has confirmed that they would require a Mortgagee in Possession Clause (MiP). The site lies within the Green Belt. The site is separated from the adopted village framework, from the conservation area and from a Grade II listed building by one existing dwelling (22 Balsham Road). The listed building that is located one property away is 18 Balsham Road.

No adverse concerns are raised in respect of transport; drainage and flood risk; ecology; amenity; heritage and crime and disorder considerations. The nature and extent of the affordable housing can be secured by way of a planning obligation. The scheme cannot support all required infrastructure contributions. The key substantive issues are therefore considered to be:

- Will the scheme provide adequate arrangements to secure affordable housing in perpetuity;
- Does the scheme meet the identified local need;
- Impact on the rural landscape and openness of the Green Belt;

- Does the proposal amount to very special circumstances in accordance with paragraph 87-88 NPPF;
- Lack of alternative appropriate sites.

There is a breach of policies ST/2, and ST/4 of the Core Strategy and policies HG/5 and DP/7 of the Development Control Policies DPD. Officers are of the view the development is however largely compliant with the requirements of adopted policy HG/5 Exception Sites for Affordable Housing. This includes on the grounds there are no other alternative appropriate sites which could be found for the scale and type of development proposed to meet the identified need. The exception is in respect of the need for the affordable housing to be provided in perpetuity. It is understood that the housing provider will seek a Mortgagee in Possession (MiP) clause into the necessary legal agreement. This results in the development having to be regarded as inappropriate development in the Green Belt and contrary to policy GB/1, and thereby the development plan as a whole. The application should therefore be refused unless very special circumstances exist which clearly outweigh the harm to the Green Belt and any other harm.

As set out in detail below, applying substantial weight to the harm to the Green Belt and moderate weight to the harm by reason of a conflict with the above policies, officers consider that very special circumstances do exist which clearly outweigh the harm to the Green Belt and other harm, so as to justify granting planning permission.

### **Relevant Planning History**

S/3292/16/FL - A similar proposal for 15 affordable units was withdrawn in April 2017 to allow the applicants to address the issues raised by officers.

### **National Guidance**

National Planning Policy Framework 2012 (NPPF)  
 Planning Practice Guidance (PPG)

### **Development Plan Policies**

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

### **South Cambridgeshire Core Strategy DPD, adopted 2007**

ST/1 Green Belt  
 ST/2 Housing Provision  
 ST/4 Rural Centres  
 ST/5 Minor Rural Centres

### **South Cambridgeshire LDF Development Control Policies DPD, adopted 2007:**

DP/1 Sustainable Development  
 DP/2 Design of New Development  
 DP/3 Development Criteria  
 DP/7 Development Frameworks  
 GB/1 Development within the Green Belt  
 GB/2 Mitigating the impact of development in the Green Belt  
 HG/1 Housing Density  
 HG/5 Exception Sites for affordable housing  
 SF/10 Outdoor Playspace, Informal Open Space and New Developments  
 SF/11 Open Space Standards  
 NE/1 Energy Efficiency  
 NE/3 Renewable Energy Technologies in New Development  
 NE/4 Landscape Character Areas  
 NE/6 Biodiversity  
 NE/9 Water and Drainage Infrastructure

NE/10 Foul Drainage – Alternative Drainage Systems  
NE/11 Flood Risk  
NE/12 Water Conservation  
NE/14 Lighting Proposals  
NE/15 Noise Pollution  
NE/16 Emissions  
CH/4 Development with the curtilage or setting of a Listed Building  
CH/5 Conservation Areas  
TR/1 Planning for More Sustainable Travel  
TR/2 Car and Cycle Parking Standards

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

Listed Buildings: Works to or affecting the setting of SPD - Adopted July 2009  
Open Space in New Developments SPD - Adopted January 2009  
Trees & Development Sites SPD - Adopted January 2009  
Landscape in New Developments SPD - Adopted March 2010  
Affordable Housing SPD - Adopted March 2010  
District Design Guide SPD - Adopted March 2010

**South Cambridgeshire Local Plan Submission**

S/1 Vision  
S/2 Objectives of the Local Plan  
S/3 Presumption in Favour of Sustainable Development  
S/4 Cambridge Green Belt  
S/5 Provision of Jobs and Homes  
S/7 Development Frameworks  
S/8 Rural Centres  
S/9 Minor Rural Centres  
CC/1 Mitigation and Adaptation to Climate Change  
CC/3 Renewable and Low Carbon Energy in New Development  
CC/4 Sustainable Design and Construction  
CC/6 Construction Methods  
CC/7 Water Quality  
H/10 Rural exception sites for affordable housing  
HQ/1 Design Principles  
NH/2 Protecting and Enhancing Landscape Character  
NH/4 Biodiversity  
NH/8 Mitigating The Impact Of Development In And Adjoining The Green Belt  
NH/14 Heritage Assets

**Consultation**

**Fulbourn Parish Council** - Support the application but has made the following comments:  
'The PC has concerns about the safety of pedestrians particularly children going to school in crossing the busy Balsham Road and every effort should be made to mitigate the danger. Zebra / Pelican crossing. The PC would also like to see a mix of houses rather than segregation of social housing at one end. Local residents have also raised safety concerns.'

**Anglian Water**

- Wastewater Treatment - The foul drainage is in the catchment of Teversham Water Recycling Centre which has available capacity.
- Foul Sewerage - The sewerage system at present has available capacity for these flows.
- Surface Water - The proposed method of surface water management does not relate to Anglian Water operated assets and so Anglian Water are unable to provide comments on the suitability of the surface water management. The LPA 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.

- Trade Effluent - Not applicable.

### **Cambridge Water**

Water is available to serve the proposed development from Cambridge Water's existing 4" CI main in Balsham Road.

### **County Council Archaeology**

No objection subject to condition from Written Scheme of Investigation.

### **County Council Local Highway Authority**

No objections. The amended Junction Detailing drawing (number C6760/SK3 A) is acceptable (drawing has since been superseded by rev B to take account of changes within the site layout). Standard highway conditions also required (as per original response dated 30.10.13)

### **County Council Local Lead Flood Authority**

No objection subject to one planning condition re surface water drainage.

### **County Council (Education, Waste & LLL S106 Requirements)**

S106 contributions requested as below:

- Early Years Education contribution of £29,464 and Primary Education contribution of £44,196 requested (The County Council's proposed solution to mitigating the early years and primary aged children arising from this development and others in the area is to expand the school);
- Secondary Education contribution of £46,666 requested (The County Council's proposed solution to mitigating the secondary aged children arising from this development and others in the area is to expand the school).
- Strategic Waste – Milton HRC already has 5 S106 contributions pooled; therefore, the County Council is prevented from seeking a further S106 Strategic Waste contribution.
- Monitoring Fees - £150 requested.

**County Council Transport** - No comments received.

**Drainage Consultant** - Principles of amended FRA are acceptable. Two conditions required for the following:

Surface Water Drainage and Management  
Foul Water Drainage and Management

**Environment Agency** - No objection subject to one condition:

The site is located within Flood Zone 1 and has an area of less than 1ha - the District Council is therefore required to respond on behalf of the EA with regard to flood risk and surface water drainage. Informatives required with regard to - surface water drainage, - foul water drainage, - pollution control, - contaminated land and - conservation

Contaminated Land - Unidentified contamination condition required. Conservation - opportunities should be taken for wildlife enhancement.

## **Natural England**

No comments received

## **SCDC Air Quality Officer**

- The proposed development is not located in a sensitive area in terms of air quality. No Air Quality Impact Assessment is required for this development.
- To maintain minimal impact on air quality three planning conditions are required to address the following:
  - Electric Vehicle Charging (EV);
  - Low NOx Boilers,
  - Low NOx emission CHPs for space heating and domestic hot water

## **SCDC Contaminated Land**

No objection. Informative required with regard to unidentified contamination.

## **SCDC Ecology Officer**

No objection subject to three conditions to address the following:

- restriction on removal of vegetation during bird breeding season;
- works to be carried out in accordance with the details contained in Reptile Survey Report;
- scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

## **SCDC Environmental Health Officer**

No objection subject to conditions and informative below;

Conditions are required for the following:

- detailed noise mitigation
- contractor's arrangements
- hours of working
- no burning of waste / materials
- details required if pile driving to occur on site
- details of external lighting required
- informative required for minimising disturbance to neighbours

## **SCDC Historic Building Officer**

No objection because it is considered that the site will not harm the setting of Fulbourn Conservation Area and therefore will preserve the special character and appearance of the area, as outlined in Section 72.

## **SCDC Housing Officer** Supportive of the scheme which will meet local need.

From looking at the viability information submitted the scheme is in deficit by -£311,000 if the planning obligations are required. This is reduced to -£155,168 if the planning obligations are removed. It is noted that the Registered Provider is also subsidising the scheme by £180,000 and would need to find another £145,000 of additional public subsidy from its reserves to complete this scheme.

Currently on the housing register there are 100 applicants who have a local connection to Fulbourn. I understand that the Teversham Road Site has the potential to deliver 33 affordable homes, so I can confirm there is still sufficient need to justify the exception site at Balsham Road Fulbourn.

**SCDC Landscape** No objection subject to conditions.

**SCDC S106 Officer**

Planning obligations are sought for:

- a) Household Waste Receptacles being a contribution equivalent to £73.50 per house and £150 per flat.
- b) Public Open Space
  - (i) Formal sports in the form of an offsite contribution of £11,926.16
  - (ii) Formal children's play space in the form of onsite space provision
  - (iii) Informal children's play space in the form of onsite space provision
  - (iv) Informal open space in the form of onsite space provision
- c) Indoor Community Space in the form of an offsite contribution of £5,414.48

Based on the housing mix (4 x 1 bed, 6 x 2 bed, 4 x 3 bed and 0 x 4 bed) the following would be required:

- Formal sports space – 408 m<sup>2</sup>
- Formal children's play space – 80 m<sup>2</sup>
- Informal children's play space – 80 m<sup>2</sup>
- Informal open space – 102 m<sup>2</sup>

**SCDC Sustainability Consultant** No objection subject to the following conditions:

- Co2 reduction
- Water conservation

**SCDC Trees** No objection subject to condition:

- for a detailed Arboricultural Method Statement and Tree Protection Strategy.

**SCDC Urban Design Consultant**

No objection to amended scheme subject to two conditions regarding materials;

- Condition a requirement for window depth of 100mm.

**SCDC Waste Officer**

Condition required for hard landscaping.

- A ramp at the entrance implies some kind of gradient? Please be advised that the vehicle parking on a slope can causing cause difficulties in attaching the bins to the vehicle to empty them.
- The four flats - Not sure what bins size and capacity has been allowed for here. In our experience it is unlikely that flats will take responsibility for their own bins and put them out for collection. Also if this is the case then space will be needed for 12 x 240 litre bins.
- We suggest space is made for 2 x 660 litre - one black and one blue and space for x 2 x 240 for garden and food should they need it- The bins will need to be kept in a place the crews can easily access and within our recommended pulling distances. We suggest that a storage and collection point is created near where the orange dot indicates the flats collection point is towards the front of the flats and an appropriate screen/ compound used if necessary to contain the bin.

## Representations

**Cllr John Williams** - Supports this application and recommends approval as it meets the Local Housing Needs Survey by bringing as a Rural Exception Site much needed affordable housing for local people.

Three representations support the proposal and four representations object to the proposal.

Those in support of the application offer the following comments:

- It meets Local Housing Needs Survey by providing affordable housing on a Rural Exception Site for local people;

Issues that need addressing by those supporting:

- More consideration regarding the speed of traffic heading in and out of the village. Impact upon road safety and traffic flow into Fulbourn along Balsham Road.
- The current speed limit of 30mph is not adhered to by most drivers, resulting near misses.
- Confirmation that the traffic calming measures are in place, i.e. the STOP and the one way flow chicane on Balsham Road, are to remain in place (If these are not confirmed then an objection will be raised).

Those objecting to the application offer the following comments:

- Additional housing would result in higher volumes of traffic along Balsham Road causing danger to children walking to school;
- A pedestrian crossing should be implemented to ensure the safety of pedestrians;
- Previous development at Ida Darwin has surely provided a sufficient number of affordable housing to meet the required number and therefore there is no need for more housing;
- The development does not add to the overall quality of the area, as the houses in the immediate vicinity are all individually designed;
- This development, if approved, will set precedents for further development on potential agricultural land;
- There are no precise economic benefits of the proposal;
- The development lies outside of the Village Development Framework and is situated on a busy road;
- The site will have poor connections to the village, consisting of a narrow footpath and no designated cycle route. This road is dangerous at peak times;
- Cars arrive at the village at a speed which exceeds 30mph.
- The proposed access would result in a more hazardous junction due to more vehicles using the access and would result in traffic congestion;
- There is no safe crossing for pedestrians, especially to the east of Balsham Road where children walk to school as there are many blind corners.;
- Public bus service is poor which will not be able to transport residents to local shops over 1km away. Furthermore, most people own cars and will use these for even the shortest of journeys which questions as to why there are 24 car parking spaces provided.
- The proposed site is situated on Green Belt land
- A previous application (S/2273/14/OL) has been refused on the grounds of impeding upon green space, so why this proposal should be approved?
- It is inconclusive as to whether the proposed design for a Rural Exception Site is suitable for a densely populated development on the edge of a historic village. The submitted Landscape and Visual Impact report identifies some major significance/ effect of this proposal;
- The development should incorporate a low carbon and low energy housing rather than achieving the lowest standard for future residents and maximising profits for the developers;
- The outlined benefits of the development are concluded from a survey conducted by the developer, potentially resulting in biased opinions;
- The proposed development does not comprise an appropriate design and is not in keeping with the character of the village

- The majority of other sites have been rejected by the developer as being too big, yet are arguably better located and offer greater scale. Does this represent an adequate response to the wider need?
- Other considerations regarding the environmental impact of the development have not been sufficiently considered and the Hill Partnership Renewable and Low Carbon energy is thereby flawed.
- Rural Exception Sites should incorporate sustainable designs, for example, Passivhaus. Other high density developments within the countryside have used such designs so why has this development not proposed any?

## Site and Surrounding Area

The application site is situated to the west of Balsham Road and comprises an area of approximately 0.54ha.

- The site is located at the southern end of Fulbourn and would continue a characteristic pattern of linear development.
- The site is classified as Agricultural Land Grade 2 (Very Good) and is located within the Green Belt.
- The site is separated from the village development framework and a conservation area to the north by 22 Balsham Road.
- To the north of 22 Balsham Road is a Grade II Listed Building (18 Balsham Road).
- The site is within a Mineral Safeguarding Area and within Flood Zone 1.
- A Tree Preservation Order (TPO) is situated along the northern boundary.

## Proposal

The application seeks full planning consent for 14 new affordable houses of which 9 will be Affordable Rented properties and 5 Intermediate properties.

- Plots 1-13 would be accessed by a central access from Balsham Road whilst plot 14 would be accessed by an independent point to the south of the site.
- During the course of the application the scheme was amended to alter the appearance of some dwellings and the boundary treatment, to amend the provision of parking spaces and to make a small change to the siting of Apartments 1-4 along with other minor changes.

The application is supported by the following documents:

- Planning Statement
- Site Search Assessment
- Viability Summary
- Design and Access Statement
- Transport Statement
- Ecological Appraisal
- Reptile Survey Report
- Renewable and Low Carbon Energy Assessment
- Flood Risk Assessment
- Noise Impact Assessment

The application does not fall under Schedule 1 or Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

- The development is not considered to result in significant environmental impacts individually or cumulatively with other developments in the village that requires the submission of an Environmental Impact Assessment.

## **Planning Assessment**

The key issues to consider in determination of this application relate to the housing land supply, the location and inappropriateness within the Green Belt; historic environment; landscape and rural character, ecological considerations; flood risk and drainage; highway safety and residential amenity.

## **Housing Land Supply**

The National Planning Policy Framework (NPPF) requires councils to boost significantly the supply of housing and, specifically, to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.

The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 4.5 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014 (using the Sedgfield method and a 15% buffer).

This shortfall is based on an objectively assessed housing need of 19,000 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 (December 2017)).

In these circumstances policies for the supply of housing are "out of date" and careful thought will need to be given to the weight to attach to other policies which restrict the supply of housing in the context of the overall housing land supply shortfall.

Policy ST/2 of the Core Strategy provides for the number and distribution of new housing and is therefore a policy for the supply of housing and is considered to be "out of date". That is not to say it should automatically carry no or limited weight.

Officers consider that, in the context of the limited shortfall in the supply of housing and the advanced stage of the emerging plan which will deliver a robust five-year supply, this policy should carry moderate weight.

Policies DP/7, ST/4 and HG/5 deal with disposition and restriction of new housing and are not policies for the supply of housing, however they do serve to restrict the supply of housing and the weight attached to them in the context of an overall shortfall is important.

Officers consider that moderate weight should attach to DP/7 given that, in part, it serves to protect the countryside. Policy ST/4 should also carry moderate limited weight given that, in part, it seeks to promote good accessibility to services and facilities.

However, officers consider that full weight should apply to policy HG/5 given that its objectives are to boost the supply of affordable homes close to where the need arises.

## **Green Belt**

Policy GB/1 of the Development Control Policies DPD states that there is a presumption against inappropriate development in the Cambridge Green Belt as defined on the Proposals Map. The policy references PPG2 which has now been superseded by Chapter 9 NPPF and so the policy should be read together with the NPPF policy on Green Belts. The supporting text to Policy GB/1 states that the main purpose of the Green Belt is to keep land open by placing a permanent and severe restriction on inappropriate development; therefore in accordance with national policy within the NPPF, most types of development can only be permitted in very special circumstances.

Chapter 9 of the NPPF relates to 'Protecting Green Belt Land', where paragraph 87 advises:

'As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'.

Paragraph 88 goes on to advise that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'.

Paragraph 89 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. An exception to this is

"limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan".

As the site lies outside the adopted village framework, the first part of this criterion, namely "limited infilling in villages" does not apply in this case. The adopted Development Control Policies DPD contains policy HG/5, provides for "Exceptions Sites for Affordable Housing." This policy is intended to provide affordable housing for local community needs and reads:

As an exception to the normal operation of the policies of this plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on small sites within or adjoining villages. The following criteria will all have to be met:

- a) The development proposal includes secure arrangements for ensuring that all the dwellings within the scheme provide affordable housing in perpetuity for those in housing need;
- b) The number, size, design, mix and tenure of the dwellings are all confined to, and appropriate to, the strict extent of the identified local need;
- c) The site of the proposal is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village;
- d) The site is well related to facilities and services within the village;
- e) The development does not damage the character of the village or the rural landscape.

In the case of sites within the Cambridge Green Belt, before planning permission is granted for such development, the District Council will have to be assured that no alternative appropriate sites can be found for the scale and type of development proposed and that the scheme fulfils all the criteria set out in the Council's policies, including those relating to the impact of new development on local surroundings.

The NPPF does not define what is meant by the use of the word "limited" when referring to affordable housing for local community needs, but given that criterion 1 of policy HG/5 refers specifically to "small" sites, officers are satisfied that policy HG/5 applies in this case.

As such, where a development for an affordable housing exception site complies with all the criteria set out in the above policy such a scheme would represent 'appropriate development' in the Green Belt. Failure to comply with any of the requirements of policy HG/5 would mean a proposal was considered 'inappropriate development', and could only be approved in very special circumstances. It is considered that the scheme does not adhere to criteria 1 (a) of Policy HG/5 and so the development would amount to inappropriate development in the Green Belt. The proposal is not considered to comply with Part 1 (a) of HG/5 because the MIP does not guarantee the provision of affordable housing in perpetuity. Therefore, as set out above, planning permission should only be

granted if material planning considerations amount to very special circumstances that clearly outweigh any harm to the Green Belt and any other harm.

1. Officers' assessment in respect of criteria 1a) – e) within policy HG/5 are as follows.
  - a) *The development proposal includes secure arrangements for ensuring that all the dwellings within the scheme provide affordable housing in perpetuity for those in housing need*

All of the dwellings are proposed to be “affordable” and would in principle be secured as such in perpetuity through a S106 legal agreement. With regard to the shared ownership units the applicant has agreed not to staircase beyond a maximum 80% ownership to aid with preserving the product as affordable housing.

The Applicant however has been unable to secure funding without a lender including within the legal agreement a mortgage in possession clause (“MiP clause”). This provides that, in the event the mortgagee takes possession, it will do so free of the affordable housing restriction, such that the lender in possession may then dispose of the relevant houses on an open market basis.

Where MiP clauses have been agreed on other sites in the district, it has not been the case that because of the MiP clause that the dwelling has needed to be made available on the open market and thus no longer affordable in perpetuity. Even if there was to be a default on the part of the mortgagee, the section 106 agreement will contain a proviso that the local authority should first be given an opportunity to acquire the property. Thus the risk of “losing” an affordable dwelling remains remote.

The Planning Committee has also previously regarded the need for a MiP clause as necessary on other exception sites in the district in the knowledge that the funding requirements of the affordable housing provider require this. Thus there is nothing unusual with the inclusion of a MiP clause.

In essence, therefore while the proposal is technically inappropriate development, in real terms the risk of actual conflict with criterion 1 of policy HG/5 is very limited.

The search for alternative suitable sites following this application has also drawn a blank.

More generally, affordable housing is not being sought on schemes of 10 or less dwellings where the floor area of those dwellings is also less than 1000m<sup>2</sup>. This is based on the Local Plan Inspector's conclusions that local circumstances do not justify departure from the Written Ministerial Statement (WMS) and the view that in the light of those conclusions, it would no longer be appropriate or reasonable for the Council to continue to rely on adopted development control policy HG/3, which is not consistent with the WMS. Accordingly, for the purposes of relevant decisions, the policy approach in the WMS should prevail. On that basis, there is no longer a requirement for a general housing application to provide affordable housing in villages such as Fulbourn.

The requirement for the inclusion of a MiP clause into the planning obligation to secure affordable housing on this rural exception site would involve a departure from policy HG/5 of the Council's adopted Development Control Policies DPD. It should however be noted that such a clause would not conflict with policy H/10 of the Council's emerging local plan.

In summary, given that Policy HG/5 is currently the adopted policy, the proposal amounts to inappropriate development in the Green Belt.

- b) *The number, size, design, mix and tenure of the dwellings are all confirmed to, and appropriate to, the strict extent of the identified local need*

The application is supported by the council's housing team who have confirmed that currently on the housing register there are 100 applicants who have a local connection to Fulbourn. The Teversham Road Site, previously allowed on appeal, has the potential to deliver 33 affordable

homes. As such there are still a significant number of people in need to justify the exception site at Balsham Road Fulbourn.

For the purposes of the rural exception site policy, local need is defined as identified need in the individual village or the local area it serves, defined as the parish boundary.

The application proposes the construction of 9 affordable rented properties (4 x one bed, 3 x two beds and 2 x three beds) and 5 shared ownership properties (3 x two beds and 2 x three beds) meeting some, but not all, of the level of need identified. Although the Housing Needs Survey was undertaken in January 2014, it is considered sufficiently recent to provide a reliable evidence base in conformance with the guidance set out in the Affordable Housing SPD which recommends a time period of 5 years. The Housing Officer has confirmed this is still the case.

c) *The site of the proposal is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village*

The built environment of Fulbourn tapers southwards towards the southern end of the village along Balsham Road. The proposal would continue this established pattern given the shape of the site which becomes narrower towards its southern point. In terms of scale, this 14 unit scheme represents a modest increase in the size of the village which is appropriate to both the size and character of the village.

d) *The site is well related to facilities and services within the village*

Policy ST/4 of the Core Strategy permits residential development within the village frameworks of the Rural Centres (such as Fulbourn) and states that 'Development and redevelopment without any limit on individual scheme size will be permitted within the village frameworks of Rural Centres, as defined on the Proposals Map, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.'

The proposal does not accord with the criteria about development within the village framework. The aim of the policy is to prevent unsustainable development in villages that have a poor range of services and facilities.

Fulbourn is a Rural Centre village located in fairly close proximity to the edge of Cambridge. The council's Services and Facilities Study (2014) states the following with regard to Fulbourn:

- Population of 3,660 (mid 2012);
- Bus Service to and from Cambridge and to and from Newmarket;
- Cycle Route (Fulbourn – Cambridge which begins at Haggis Gap/Cambridge Road junction);
- Fulbourn Primary School;
- Fulbourn Health Centre;
- Fulbourn Library Access Point;
- Molbile Library Service (St. Vigors Road);
- Various shops including a post office and supermarket;
- Scout Hut;
- Social Club;
- Three Public Houses;
- Village Hall / Community Centre;
- Various Children's Equipped Play Areas;
- Outdoor Sport (Fulbourn Recreation Ground);
- Allotments.

It should be noted that notwithstanding the above Fulbourn is proposed to be reclassified in the emerging Local Plan as a Minor Rural Centre. The re-classification of Fulbourn is not considered to be significant because the scheme size limitations for Rural Centres (unlimited), and Minor Rural Centres (30) in policies S/8 and S/9 are both larger than 14. Whilst the limitations only apply within the village framework it is considered reasonable that they should provide some guidance for the scale of rural exception sites HG/5. Policy HG/5 criteria c, refers to the scale of development and its location being appropriate to the size and character of the settlement.

Given this level of provision and location of the site it is considered the proposal is well related in terms of access to services and facilities within these villages.

Furthermore, a planning condition will ensure that there is an uninterrupted pedestrian footpath from the site to the village centre (the footpath extension will be adopted by the County Council). The footpath extension will allow parents and children who live at the application site to walk to the Primary School which is located in the centre of the village in the same way existing residents can.

In any event, policy ST/4 can only be given "limited" weight at the present time given that the Council cannot demonstrate an up to date supply of housing land. This reduces the weight to attach to conflict with this policy and does not alter the fact that the site is still well related to facilities and services within the village so far as they exist.

*e) The development does not damage the character of the village or rural landscape*

Balsham Road is characterised by dwellings with a variety of architectural styles from different periods. Set back distances and density of development also varies significantly along Balsham Road.

The scheme has been designed to include some characteristics of the locality and to respond positively to local character by way of linear development. The council's Urban Design Team Leader has stated that based on the revisions, which included simplifying the buildings/detailing, the layout/design is acceptable. The applicant has agreed to provide flush eaves at the site, thereby removing the need for fascia boards, to ensure that the scheme fits in with the more historic buildings in the village.

Turning to landscape impact, the landscape officer, who does not raise any objection or identify harm, comments that the key landscape characteristics or features will be retained. Planning conditions will ensure that additional landscape screening is provided including robust visual screening in the southern corner of the site at what would be the entrance to the village. The council's tree officer has stated that planning conditions will be adequate to protect the trees covered by a Tree Preservation Order to the north of the site. As such officers are of the view the development although clearly resulting in a material "change" will not damage the character of the village or the rural landscape.

## 2. Alternative Appropriate Sites

As the site lies within the Green Belt, an assessment is still required so far as the second part of policy HG/5 is concerned and requires consideration to be given to alternative appropriate sites for the scale and type of development proposed.

The application is accompanied by a Sequential Test (within the Site Search Assessment document) in which the applicant undertook the following measures to identify alternative land parcels across Fulbourn which were capable of accommodating 14 units. Each site was assessed by its location within the village, proximity to facilities and services, size of the site and other policy constraints. Some of the sites included in the assessment are subject to Local Plan allocations, planning applications or planning appeals but have still been included in the search. The sites were given a traffic light rating as to their suitability and a justification was provided as to why the applicant's site is the most suitable.

11 sites were identified and assessed within or in close proximity to the village centre. Site FB4 (Land at Teversham Road) is not within the Green Belt, unlike most of the sites from the assessment, but permission has been granted for 110 units (30% affordable) and so is not available for the delivery of affordable units by Accent Housing.

Most of the sites from the assessment were much too large for the delivery of 14 affordable units or were not available for the applicant. Schemes encompassing many more units would be required for

the larger sites that featured in the assessment and were therefore not considered suitable for Accent Housing.

The lack of alternative appropriate sites for the scale and type of development proposed means that the proposed development complies with criterion 2 of policy HG/5.

The inclusion of a MiP clause in a legal agreement to deliver a rural exception site amounts to a breach of HG/5(1)(a) and therefore HG/5 and the development plan as a whole and, moreover, amounts to inappropriate development in the Green Belt which should not be approved absent very special circumstances which clearly outweigh the harm to the Green Belt and any other harm.

Applying policy GB/1 and NPPF paragraph 87-88 officers have considered the harm to the Green Belt by reason of being inappropriate development, coupled with the harm to the openness to the Green Belt and have afforded that harm substantial weight. However, officers have gone on to consider the following matters:

- (i) the unmet local housing need, in both Fulbourn and district wide; the unavailability of other suitable sites to meet that need, in respect of the defined local need for Fulbourn;
- (ii) the compliance with all other aspects of HG/5;
- (iii) the fact the scheme will not come forward without the MiP clause and
- (iv) the fact the emerging policy permits a MiP clause.

Officers consider those considerations amount to very special circumstances which clearly outweigh the harm to the Green Belt and the additional moderate harm which arises from a breach of policies ST/2 ST/4 and DP/7 together with the limited conflict with HG/5 Development Control Policies DPD (as detailed above), such that planning permission can be granted absent other material considerations.

## **Historic Environment**

Setting of nearby Listed building and conservation area.

Chapter 12 of the NPPF relates to Conserving and Enhancing the Historic Environment where paragraph 129 advises 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'

Paragraph 132 advises: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings, park or garden should be exceptional.'

Adopted Development Control policy CH/4 advises planning permission will not be granted for development which would adversely affect the wider setting of a listed Building. Further policies relating to heritage assets include the adopted SPD (Listed Buildings: Works to or affecting the setting of SPD – Adopted July 2009) and emerging Local Plan policy NH/14, both of which advise a precautionary stance when considering the impact on heritage assets.

The protection offered to heritage assets extends beyond policy guidance, with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 placing a statutory duty to have special regard to (amongst other criteria) the desirability of preserving the setting of a listed building.

As already noted, the development site is separated from a Grade II Listed building (18 Balsham Road) by existing residential development in the form of 22 Balsham Road.

The NPPF categorises adverse impacts on the significance of heritage assets as either: total loss, substantial harm or less than substantial harm. The proposal would not affect the setting of the Grade II Listed Building (18 Balsham Road) because of the existence of modern residential development to the south of 18 Balsham Road. The application site does not share a boundary with 18 Balsham Road which further reduces the impact of the proposal on this historical asset. Given the sensitive design of the amended scheme the proposal is not considered to detract from the conservation area of which there is again no shared boundary. The proposal is considered to be in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Officers, including the Council's Historic Building Officer, are of the view this development will not harm the significance of 18 Balsham Road and will preserve the character and appearance of the conservation area.

### **Biodiversity**

Natural England has not objected to the proposal.

The Council's ecologist advises that the scheme is acceptable providing planning conditions are used to restrict the removal of vegetation during bird breeding season and to ensure works are to be carried out in accordance with the details contained in the Reptile Survey Report.

Biodiversity enhancement will be provided by way of a condition to ensure the provision of two Swift Boxes and two Sparrow Terraces at some of the new dwellings.

### **Affordable Housing**

There are over 2,000 applicants on the housing register in South Cambridgeshire and approximately 850 applicants registered on the 'Help to Buy' register for shared ownership. There is therefore a clear general need for affordable housing across the district, in addition to the specific needs in Fulbourn, and officers are of the view substantial weight should be given to the delivery of affordable housing provision, particularly in the absence of an up to date five year supply of housing land.

Since this application was submitted a scheme for 110 units (including 30% affordable) was approved under ref S/0202/17/OL at Teversham Road, Fulbourn.

However, the council's housing officer has confirmed that currently on the housing register there are 100 applicants who have a local connection to Fulbourn. Therefore whilst the Teversham Road site has the potential to deliver 33 affordable units there is still sufficient need to justify the exception site at Balsham Road Fulbourn.

The affordable housing provision will need to be secured by means of a planning obligation consistent with the requirements of criteria 1a and 1b of policy HG/5.

### **Flood Risk and Drainage**

The application is accompanied by a flood risk assessment, an amended 'Proposed Drainage Strategy Plan' and a 'Proposed Foul Drainage Strategy Plan'. Cambridgeshire County Council, as Lead Local Flood Authority (LLFA), did not object to the scheme.

The council's drainage consultant has confirmed that the principles of the scheme in terms of flood risk assessment (FRA) are acceptable. Planning conditions will ensure that more details are provided with regard to surface water and foul water drainage including future management.

### **Foul Water Drainage**

Anglian Water has confirmed there is capacity within the existing system.

### **Flood Risk**

The site is located within an area which is at low risk of flooding (Flood Risk Zone 1) and the Environment Agency does not object to the development.

### **Transport considerations**

The application proposes two points of access off Balsham Road. The amended junction detailing to the main site access has been supported by the County Council highways officer.

A planning condition will ensure that a footpath is provided along the north-eastern boundary of the site to ensure there is a continuous pedestrian footpath to the centre of Fulbourn.

All of the houses are to be served by two dedicated off road parking spaces whilst each of the one bedroom apartments (Plots 1-4) will be provided with a single dedicated parking space. The amended plan also includes the provision of four visitor parking spaces. Bollards will ensure that cars cannot park on the LAP. The scheme also includes provision for both bin and bicycle storage.

A traffic management plan condition will ensure that disruption to Balsham Road is minimal. The level of traffic expected to be generated by the scheme is not considered great enough to have a detrimental impact on traffic flows at Balsham Road.

The provision of 14 dwellings is not considered to result in increased traffic levels that would be harmful to the flow of traffic along Balsham Road. The proposal would not affect existing traffic calming measures along Balsham Road.

The County Council has stated that they do not intend to adopt the roads within the site and so a S106 obligation will ensure that a management company oversees the maintenance of the internal roads.

The proposal therefore accords with policies DP/3 and TR/2 of the adopted Local Development Framework.

### **Residential Amenity**

The location of the site next to agricultural fields and Balsham Road means that the most sensitive part of the scheme with regard to residential amenity is along the north western boundary and in particular in relation to 22 Balsham Road.

To ensure that there are no over-dominance, overshadowing, loss of privacy or loss of sunlight/daylight issues the apartment building at Plots 1-4 was moved closer to the LAP. Furthermore, the internal arrangements at the flats have been amended to ensure that the only first floor windows facing 22 Balsham Road serve non-habitable rooms enabling them to be conditioned as obscurely glazed.

The parking area serving Plots 1-4 is considered to be acceptable because it would only serve five cars and is not located in close proximity to the house at 22 Balsham Road.

Therefore the proposal accords with policy DP/3.

## **Other considerations**

### **Economic**

The proposal, which would result in a small increase to the population of Fulbourn, would provide a small economic benefit to the existing business and services in the village.

### **Crime and Disorder**

The proposal is considered acceptable because all parking areas and the LAP will be overlooked by future occupiers and the scheme does not include the provision of any unlit passageways. As such no concerns are raised in respect of crime and disorder.

### **Trees and Hedgerow**

An Arboricultural Impact Assessment was submitted with the application and concluded that sections of the hedge along the north eastern boundary will require removal in order to provide access to the site. The trees can be protected by modest pruning and other forms of protection. Elm Group G3 is recommended for removal because of its condition.

The Assessment also concluded that the scheme offers an opportunity to enhance the site through additional and replacement planting to provide a continuous screening feature. Overall the Assessment concluded that the scheme can be implemented without undue impact on trees.

The Council's tree officer does not raise any objection, subject to a condition for a detailed Arboricultural Method Statement and Tree Protection Strategy.

## **Environmental Health Considerations**

There is no objection from the council's environmental health officer following receipt of an updated noise assessment and amendments to boundary treatment to offer protection from noise along Balsham Road. Planning conditions will ensure that the living conditions of existing and future occupiers are protected.

No concerns are raised with regard to contamination by the Environmental Health contamination specialist.

## **Developer Contributions**

Development plan policies state that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.

Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development of the obligation is: -

- i) Necessary to make the development acceptable in planning terms;
- ii) Directly related to the development; and,
- iii) Fairly and reasonably related in scale and kind to the development.

The council's section 106 officer has stated that obligations are sought for: a) Household Waste Receptacles being a contribution equivalent to £73.50 per house and £150 per flat.

### **b) Public Open Space**

- (i) Formal sports in the form of an offsite contribution of £11,926.16;
- (ii) Formal children's play space in the form of onsite space provision;

- (iii) Informal children's play space in the form of onsite space provision;
  - (iv) Informal open space in the form of onsite space provision.
- c) **Indoor Community Space**

in the form of an offsite contribution of £5,414.48

The County Council has requested contributions towards the following:

- Early Years Education contribution of £29,464 and Primary Education contribution of £44,196;
- Secondary Education contribution of £46,666;
- Monitoring Fees - £150.

Viability information has been provided by the applicant as part of this application. The council's housing officer has assessed the viability information and concluded that the planning obligations would mean the scheme is in deficit by -£311,000. This deficit is reduced to -£155,168 if the planning obligations are removed. It is noted that the RP is also subsidising the scheme by £180,000, and would need to find another £145,000 of additional public subsidy from its reserves to complete this scheme and achieve a Nil residual valuation.

Historically the County Council has not sought financial contributions from Affordable Housing exception site schemes because it would make such schemes very difficult to deliver. The County Council has over the last year started to request contributions but it is the opinion of the LPA that the need to ensure a viable scheme for the provision of much needed affordable housing is greater than the need for financial contributions towards sports facilities, community space and education. The applicant will provide the financial contribution required for the household waste receptacles and will provide onsite children's play space by way of a LAP.

It is considered that whilst the requested education contributions are not being sought and will result in some harm the scheme is still considered acceptable in the overall planning balance.

### **Public Open Space**

Policy SF/10 states that 'All residential developments will be required to contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities) and informal open space to meet the additional need generated by the development in accordance with the standards in Policy SF/11.

Based on the housing mix (4 x 1 bed, 6 x 2 bed, 4 x 3 bed and 0 x 4 bed) the following would be required:

- Formal sports space – 408 m<sup>2</sup>
- Formal children's play space – 80 m<sup>2</sup>
- Informal children's play space – 80 m<sup>2</sup>
- Informal open space – 102 m<sup>2</sup>

The adopted Open Space SPD (2009) requires an on site Local Area for Play (LAP) which should have a minimum activity zone of at least 100m<sup>2</sup>. On site provision of LEAPs, NEAPs and formal sport is not required for schemes of less than 50 dwellings. As mentioned above the scheme cannot support financial contributions towards offsite provision but will provide a LAP with an activity zone of approximately 275m<sup>2</sup> which is more than twice the required size. The plans have been amended to show the provision of bollards around the LAP to ensure that cars cannot be parked on it whilst also allowing for good permeability.

## **Other Considerations**

### **Mortgagee in Possession Clauses (MiP)**

Where MiP clauses have been agreed on other sites in the district, it has not been the case that because of the MiP clause that the dwelling has needed to be made available on the open market and thus no longer affordable in perpetuity. Even if there was to be a default on the part of the mortgagee, the section 106 agreement will contain a proviso that the local authority should first be given an opportunity to acquire the property. Thus the risk of “losing” an affordable dwelling remains remote.

The Planning Committee has also previously regarded the need for a MiP clause as necessary on other exception sites in the district in the knowledge that the funding requirements of the affordable housing provider require this. Thus there is nothing unusual with the inclusion of a MiP clause.

In essence, therefore while the proposal is technically inappropriate development, in real terms the risk of actual conflict with criterion 1 of policy HG/5 is very limited.

The search for alternative suitable sites following this application has also drawn a blank.

More generally, affordable housing is not being sought on schemes of 10 or less dwellings where the floor area of those dwellings is also less than 1000m<sup>2</sup>. This is based on the Local Plan Inspector’s conclusions that local circumstances do not justify departure from the Written Ministerial Statement (WMS) and the view that in the light of those conclusions, it would no longer be appropriate or reasonable for the Council to continue to rely on adopted development control policy HG/3, which is not consistent with the WMS. Therefore for the purposes of relevant decisions, the policy approach in the WMS should prevail. On that basis, there is no longer a requirement for a general housing application to provide affordable housing in villages such as the Fulbourn.

Officers have concluded that the public benefits of this proposal outweigh the harm to the openness of the Green Belt and the development of a greenfield site. Given the above views on the significance of the addition of a MiP clause, the availability of other sites in the parish to bring forward any level of affordable housing and the overall housing shortfall, it is concluded that there are very special circumstances that when taken collectively clearly outweigh the harm to the Green Belt by reason of inappropriateness, and the other identified harm.

## **Conclusion**

The starting point is the statutory development plan. The scheme is not within, although is almost abuts, a rural centre and is not within a village framework and so accordingly the scheme conflicts with policies ST/2 and ST/4 of the Core Strategy. The scheme is not for agriculture, horticulture, forestry, outdoor recreation or for a use which is required to be located in the countryside, it is therefore contrary to policy DP/7 Development Control Policies DPD.

Furthermore, officers consider that the scheme does not comply fully with the policy HG/5 Development Control Policies DPD and therefore amounts to a breach of the development plan as a whole and, in particular, inappropriate development in the Green Belt. Officers have gone on to consider whether other material considerations justify granting permission otherwise than in accordance with the development plan.

The District Council cannot currently identify a five-year supply of housing land. In such circumstances, paragraph 14 of the NPPF is engaged, and it states that in balancing all of the material considerations, planning permission should be granted unless any adverse impacts of doing so would ‘significantly and demonstrably’ outweigh the benefits when assessed against the policies of the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted.

The application, as amended, seeks consent for the construction of 14 affordable dwellings which meet the strict extent of the identified local need. The development is considered to be compliant with all of the requirements of adopted policy HG/5 except for Part 1 (a). This includes the fact there are no other alternative appropriate sites which could be found for the scale and type of development proposed to meet the identified need.

No adverse concerns are raised in respect of transport; drainage and flood risk; ecology; amenity; that cannot be overcome or mitigated by way of suitable conditions.

Applying policy GB/1 and paragraphs 87-88 NPPF, officers are of the view that the material considerations set out above amount to very special circumstances which clearly outweigh the harm to the Green Belt and moderate additional harm arising from a conflict with policies ST/2 and ST/4 Core Strategy and policies HG/5 and DP/7 DPD.

Accordingly, there are no specific policies in the Framework which indicate development should be restricted and the adverse consequences which arise from the scheme do not significantly and demonstrably outweigh the benefits. As such, officers consider the NPPF provides a powerful material consideration which justifies granting consent in this instance.

Should members resolve to approve the application and conclude that the proposal would be inappropriate development in the Green Belt, the application will need to be referred to the Secretary of State under The Town and Country Planning (Consultation (England) Direction 2009 before determination by the Local Planning Authority.

### **Recommendation**

Delegated approval subject to:

### **Legal Agreement**

Contributions to be secured by way of a Section 106 (or other appropriate) legal agreement as set out below, final wording to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission.

### **Conditions and Informatives**

Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

302 (Location Plan);  
303 B (Site Plan);  
304 C (Boundary Treatment Plan);  
305 A (Refuse Strategy Plan);  
310 A;  
311 A;  
312 B;

313 B;  
314 A;  
315 A;  
316 A;  
317 A;  
318 A;  
320 B;  
321 B;  
323 A (Balsham Road Street Scene Proposed & Existing);  
324 A (Site Section B-B Existing & Proposed);  
HILL20766-11C (Landscape Proposals);  
C6760/SK1 E (Proposed Drainage Strategy Plan);  
C6760/SK2 B (Proposed Foul Drainage Strategy Plan);  
C6760/SK3 B (Junction General Arrangement Plan);

Reptile Survey Report by Landscape Planning Ltd dated 30 June 2016 (Ref: 58481);  
Amended NPPF: Flood Risk Assessment (CRM.1027.019.HY.R.01.B) by Enzygo;  
Environmental Noise Assessment ref: M3 741 V3 by Ian Sharland Limited

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

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

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007. The condition is required prior to the commencement of development to ensure that archaeological remains are satisfactorily recorded.)

- 4 The proposed access to the site 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: To ensure the safe and effective operation of the highway.

5. The proposed access shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety.

6. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing by the Local Planning Authority in consultation with the Highway Authority.

The following shall be addressed in the plan:

- (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway);
- (ii) Contractor parking, (all such parking shall be within the curtilage of the site and not on the street);
- (iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway);
- (iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

The proposal shall be constructed in accordance with the approved traffic management plan unless agreed in writing by the Local Planning Authority.

(Reason - In the interests of highway safety. The condition is required prior to the commencement of development to ensure that the construction of the scheme does not affect highway safety.)

7. Prior to the first occupation of the development the proposed footpath at the front of the site shall be completed to a satisfactory standard and shall fully connect with the existing footpath as shown on drawing number 303 B to ensure the provision of a continuous pedestrian route. The proposed footpath shall be constructed using the same materials used for the existing footpath unless agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory pedestrian routes and the provision of a sustainable development in accordance with Policy DP/1 of the adopted Local Development Framework 2007.

8. The proposed access to the site, as illustrated on drawing number C6760/SK3 B, shall be fully constructed and completed before the first occupation of the site.

Reason: To ensure the provision of an adequate access to the site.

9. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how the unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

(Reason: To ensure that risks from contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

10. Prior to commencement of works, a comprehensive electric vehicle (EV) charging plan shall be submitted to and approved in writing by the Local Planning Authority (LPA). The plan shall include details of the number, location, installation and management of EV charging points having regard to parking associated with various planning class uses and the provision of cabling infrastructure.

A minimum of 5% of car parking spaces at the site shall have electric vehicle charging points and a minimum of 15% of car park spaces at the site shall be provided with electrical infrastructure to facilitate future installation of EV charging points before the first occupation of the relevant property. Furthermore, wiring infrastructure to support EV charging within all properties with parking provision shall be provided before the first occupation of the relevant property unless agreed in writing by the Local Planning Authority.

Prior to occupation of the development, the evidence of the implemented charging points shall be submitted to and approved in writing by the LPA.

(Reason: In the interest of reducing carbon dioxide emissions, in accordance with South Cambridgeshire (LDF) Development Control Policies (DPD 2007), policy NE/1, NE/2 and NE/3 - and TR/1-4. The EV charging plan is required prior to the commencement of works to ensure that all relevant infrastructure can be adequately incorporated into the scheme.)

11. Prior to the occupation of any dwellings, details of boilers for all properties shall be submitted to the local planning authority for approval in writing. The submitted details shall include the following:

- use of low NOx boilers that meet the NOx emission rating of 40 mg/kWh;
- low NOx emission 'combined heat and power' CHPs for space heating and domestic hot water.

The approved boilers shall be fully installed in each property before the first occupation of the relevant property.

Prior to occupation of the relevant property, certificates shall be submitted to the local planning authority for approval in writing to verify NOx emissions and to verify CHP to demonstrate that the installed boiler meets the approved standards unless otherwise agreed in writing by the Local Planning Authority.

(Reason: In the interest of reducing nitrogen dioxide and particulate matter emissions, in accordance with National Planning Policy Framework (NPPF), and South Cambridgeshire Development Control Policy (DPD 2007) policy NE/16.)

12. No removal of hedgerows, trees, shrubs, brambles, ivy and other climbing plants, or works to buildings / structures that may be used by breeding birds, shall take place between 1st March and the 31st August unless a qualified ecologist provides written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interests on site. Any such written confirmation shall be approved in writing by the Local Planning authority before relevant works commence and any approved measures to protect nesting birds shall be fully implemented on site.

(Reason: The condition is required prior to the commencement of development during the breeding season of birds to safeguard protected species during construction works in accordance with Policy NE/6 of the adopted Development Control Policies DPD 2007).

13. Prior to the construction of any dwellings above foundation level a scheme to illustrate the provision of at least two built in Swift Boxes and two Sparrow Terraces shall be submitted to and approved in writing by the Local Planning Authority.

The Swift Boxes and Sparrow Terraces illustrated on the approved scheme shall be fully installed before the occupation of each relevant dwelling identified for ecological enhancement. The Swift Boxes shall meet the following criteria unless otherwise agreed in writing by the Local Planning Authority:

- 1) Be located a minimum of 5m above ground floor level;
- 2) Be located beneath the eaves of the dwelling identified on the approved scheme and be as close to the eaves of the specified dwellings as possible;
- 3) Be built-in to the specified dwellings (not externally fixed).

(Reason -To ensure adequate ecological enhancement at the site in accordance with Policy NE/6 of the adopted Development Control Policies DPD 2007).

14. Details of all materials to be used for boundary treatments, to be in accordance with Drawing No 304 C, shall be submitted to and approved in writing by the Local Planning Authority prior the first occupation of the relevant dwelling. The approved materials shall be used for the boundary treatment outlined on Drawing No 304 C. The bollards surrounding the LAP, as illustrated on Drawing No 304 C, shall be fully installed before the first occupation of any dwellings on site unless agreed in writing by the Local Planning Authority. The bollards installed around the LAP shall be replaced if they are damaged or no longer provide an adequate function within 3 months

of the Local Planning Authority being notified unless agreed in writing with the Local Planning Authority. Details of all boundary treatment shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the last dwelling at the site and all boundary treatment shall be retained thereafter.

(Reason - To ensure satisfactory levels of privacy for future occupiers and the protection of the LAP in accordance with Policy DP/2 and Policy DP/3 Development Criteria of the adopted Development Control Policies DPD 2007)

15. Prior to the first occupation of plots 1-4, as identified on Drawing No. 303 B, details of the subdivision of the rear garden shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall ensure that the privacy of future occupiers of the ground floor flats is protected and the approved details shall be fully installed before the first occupation of any of the dwellings at plots 1-4.

(Reason - To protect the privacy of future occupiers in accordance with Policy DP/2 Design of New Development and Policy DP/3 Development Criteria of the adopted Development Control Policies DPD 2007 and in accordance with guidance in the South Cambridgeshire District Design Guidance SPD 2010.)

16. Apart from any top hung vent, the proposed first floor kitchen windows [in the rear elevations] of plots 2 and 4 as illustrated on Drawing No 320 B, hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter.

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

17. Details of covered and secure cycle parking shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling. The approved details shall be fully installed before the occupation of the dwellings to which they relate. All approved covered and secure cycle parking shall have been installed before the occupation of the last dwelling and shall remain in place thereafter unless agreed in writing with the Local Planning Authority.

(Reason - To reduce car dependency and to encourage alternative modes of travel in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

18. No development shall take place until full details of 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 details of any to be retained, together with measures for their protection in the course of development. Notwithstanding any approved plans the details shall make provision for the retention of existing vegetation along the southern and western boundary of the site. The details shall also include specifications of all proposed trees, hedges and shrub planting, indigenous with the local landscape, which shall include details of species, density and size of stock. The approved works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

19. No development shall take place until full details of hard landscape works, including permeable paving, have been submitted to and approved in writing by the Local Planning Authority. All hard landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of sustainable drainage system is demonstrated in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

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

(Reason - To ensure the protection of trees in accordance with the South Cambridgeshire Trees and Development Sites SPD 2009. The condition is required before the commencement of works to ensure that trees on site are protected from proposed works.)

21. No development shall take place until details of the materials (including but not limited to bricks, tiles, porch canopies, eaves, front doors, detailing around windows, rainwater pipes, brick detailing, window frames and chimneys) to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

22. No development above foundation level shall take place until details of the proposed LAP have been submitted to and approved in writing by the Local Planning Authority. The LAP shall be laid out as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the Local Planning Authority.

(Reason - To provide outdoor play space in accordance with Policies DP/3 and SF/10 of the adopted Local Development Framework 2007.)

23. No dwellings shall be occupied until parking and areas of hard standing have been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C, D, E, F and G of Part 1 of

Schedule 2 and Classes A and C of Part 2 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - In the interests of residential amenity and good design in accordance with Policy DP/2 and DP/3 of the adopted Local Development Framework 2007.)

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed [in the side or rear elevations of the dwelling] [at and above first floor level] unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

(Reason - To ensure an adequate water supply is available for emergency use. The details are required prior to the commencement of development to ensure that the infrastructure can be adequately incorporated into the ground.)

27. No development shall take place until a scheme for the siting and design of the screened storage of refuse in accordance with Drawing No 305 A has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.

(Reason - To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

28. No development including demolition or enabling works shall take place until a Site Waste Management Plan for the demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.

(Reason - To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007 and Policy ENV7 of the Regional Spatial Strategy for the East of England 2008.)

29. No development shall take place until a plan showing the finished floor levels of the proposed dwellings in relation to the existing and proposed ground levels of the surrounding land has been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

(Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007. The condition is required prior to construction to ensure that the scheme is not constructed before levels are agreed.)

30. No development shall commence until details of surface water drainage works have been submitted to and approved in writing by the local planning authority. The approved details shall be fully implemented at the site.

The details to be submitted shall include an assessment, and subsequent results, of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework, associated Planning Policy Guidance and the Nonstatutory technical standards for sustainable drainage systems.

The surface water drainage system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% allowance for climate change.

The submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge rate and volume from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) provide a plan indicating flood exceedance routes, both on and off site in the event of a blockage or rainfall event that exceeds the designed capacity of the system;
- iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The management and maintenance plan shall include details of land ownership; maintenance responsibilities; a description of system; the identification of individual assets, services and access requirements; details of routine and periodic maintenance activities.

The surface water drainage scheme shall be managed and maintained thereafter in accordance with the approved management and maintenance plan for the lifetime of the development.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007. Details of the scheme are required prior to the commencement of development to ensure that the scheme is adequately incorporated into the development.)

31. Prior to the commencement of any development, a scheme for the provision, implementation and management of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and completed in accordance with the approved scheme prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. The foul water drainage scheme shall be managed and maintained thereafter in accordance with the approved management and maintenance plan for the lifetime of the development.

(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 adopted Local Development Framework 2007. Details of the scheme are required prior to the commencement of development to ensure that the scheme is adequately incorporated into the development.)

32. Prior to commencement of development above ground level, a detailed noise mitigation / insulation scheme for the residential units, to protect future occupants internally and externally from Balsham Road traffic noise, shall be submitted to and approved in writing by the Local Planning Authority. The detailed noise attenuation / insulation scheme shall:
- (a) have regard to the noise mitigation principles and recommendations detailed in the submitted Environmental Noise Assessment ref: M3 741 V3
  - (b) demonstrate that the internal and external noise levels recommended in British Standard 8233 "Sound Insulation and noise reduction for buildings-Code of Practice" will be achieved. With regard to internal noise levels the scheme shall have regard to the noise insulation of the composite building fabric, glazing areas, including the provision of sound attenuated alternative mechanical ventilation systems (or similar) to facilitate rapid / purging ventilation and thermal comfort / summer cooling requirements if the "reasonable" indoor ambient noise levels in BS 8233 cannot be achieved with a partially open external window (assuming a - 13dB(A) external to internal reduction for a partially open window).

The scheme as approved shall be fully implemented prior to occupation of each relevant dwelling and shall be retained thereafter and not altered unless permission is granted in writing by the Local Planning Authority.

(Reason - To protect the amenity of future occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

33. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

Contractors' access arrangements for vehicles, plant and personnel;  
Contractors' site storage area(s) and compound(s);  
Parking for contractors' vehicles and contractors' personnel vehicles;  
Method statement for the control of debris, mud and dust arising from the development during the construction period.

(Reason: To protect nearby residents from nuisance during the construction phase in accordance with Policy DP/3 of the adopted Local Development Framework 2007. The condition is required prior to the commencement of development to ensure that there is no disturbance to residents at any stage of construction.)

34. No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 from Monday to Friday, 0800-1300 on Saturday and not at any time on Sundays or Bank or Public Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

(Reason -To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

35. There shall be no burning of any waste or other materials on the site without prior consent from the environmental health department at South Cambridgeshire District Council.

(Reason: To ensure nuisance is not caused to local residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

36. Should driven pile foundations be required at the site details shall be submitted to the Local Planning Authority for approval in writing before the use of any pile driving equipment commences. Details shall include a statement of the method for construction of foundations including information about noise and vibration. Any pile driving shall be carried out in accordance with the approved details.

(Reason: To ensure nuisance is not caused to local residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

37. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

38. Prior to the commencement of development above ground level a Carbon Reduction Statement, which demonstrates that at least 10% of the developments' total predicted carbon emissions will be reduced through the implementation of on-site renewable and/or low carbon energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the following details:

- a) SAP calculations demonstrating the total energy requirements of the whole development, set out in Kg/CO<sub>2</sub>/annum based on a Part L Compliant Scheme;
- b) A schedule of how the proposed on-site renewable and/or low carbon energy technologies will impact on the carbon emissions presented in (a) above.

The proposed renewable energy technologies in the approved statement shall be fully installed and operational prior to the occupation of any approved dwellings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority prior to the occupation of the relevant dwelling(s).

(Reason - In the interests of reducing carbon dioxide emissions in accordance with South Cambridgeshire Local Plan policy NE/1 and NE/3 and emerging policy CC/3.)

39. No development above ground level shall take place until a water conservation strategy detailing water conservation and management measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail water efficiency measures sufficient to ensure that potential consumption of potable water by persons occupying a new dwelling does not exceed 110 litres per person per day (inclusive of 5 litres for outdoor use). The approved water conservation measures shall be fully implemented in each dwelling.

REASON: There is a high demand for limited water resources in the East of England; therefore it is necessary to manage water use (South Cambridgeshire Local Plan Policy NE/12 and emerging policy CC/4).

40. All front elevation windows shall be recessed by a minimum of 70mm from the front face of the dwelling unless agreed in writing by the Local Planning Authority.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

#### Informatives

- (a) 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 a separate permission must be sought from the Highway Authority for such works.
- (b) The site is identified as being within a Source Protection Zone and Major Aquifer, therefore only clean, uncontaminated surface water may be discharged to any surface water drainage scheme, including SuDS schemes, watercourse or surface water sewer.

Soakaways must not be located in contaminated areas.

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

A sustainable scheme for the disposal of uncontaminated surface water will be required.

Infiltration Sustainable Drainage Systems (SuDS).

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. If the use of deep bore soakaways is proposed, we would wish to be re-consulted. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection:

Principles and Practice (GP3) position statements G1 to G13 which can be found here:

<https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination.

- (c) All foul sewage, and trade effluent, shall be discharged to the public foul sewer. It is an offence under Section 118 of the Water Industry Act 1991 to discharge trade effluent to a sewer without the prior consent of the statutory undertaker.

Anglian Water Services Ltd. should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers, the Agency must be reconsulted with alternative methods of disposal.

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

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

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

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

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

- (e) If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Infiltration drainage, including soakaways, must not be located in contaminated areas.

- (f) Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats. Subsequent proposals must demonstrate enhancement.
- (g) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service at South Cambridgeshire District Council.

## Background Papers

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

- South Cambridgeshire Local Development Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014

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