

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

24 April 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/3428/17/OL

Parish(es): Steeple Morden

Proposal: Outline planning permission for the construction of up to 12 dwellings with all matters reserved except access.

Site address: Land to the West of Station Road between nos 12 and 14 Station Road, Steeple Morden, Cambridgeshire.

Applicant(s): Steeplefield Ltd.

Recommendation: Delegated Approval subject to the completion of a Section 106 agreement

Key material considerations: Housing Land Supply
Principle of Development
Density
Housing Mix
Affordable Housing
Impact on landscape and local character
Ecology, trees and hedging
Trees and Biodiversity
Highway Safety and Sustainable Travel
Heritage Assets
Impact on services and facilities-Developer Contributions

Committee Site Visit: 23 April 2018

Departure Application: Yes – Advertised 25 October 2017 (Major, Departure)

Presenting Officer: Rebecca Whitney, Senior Planning Officer

Application brought to Committee because: The officer recommendation of approval conflicts with the recommendation of Steeple Morden Parish Council and would represent a significant departure from the development plan

Date by which decision due: 8 January 2018 (Extension of Time not in place)

Executive Summary

1. The proposal seeks permission for a residential development of up to 12 dwellings outside of the Steeple Morden village framework and in the countryside. The development would not normally be considered acceptable in principle as a result of its out of village framework location. However, the Council acknowledges at present it cannot currently demonstrate a five-year housing land supply.

2. Given that the Council cannot demonstrate currently a five year housing land supply, its “housing supply policies” remain out of date (albeit “housing supply policies” do not now include policies ST/6, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court in the *Hopkins Homes* appeal, paragraph 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, “unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...”.
3. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/6, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh” the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court.
4. The development would have an impact upon the character and appearance of the countryside, trees and biodiversity, heritage assets, highway safety and infrastructure in the village. However, these impacts are considered to be limited and can be successfully mitigated through conditions or a legal agreement subject of any planning consent.
5. The benefits from the development are set out below: -
 - i) The provision of up to 12 dwellings towards housing land supply in the district based on the objectively assessed 19,000 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
 - ii) The provision of 5 affordable dwellings towards the identified need across the district.
 - iii) The provision of informal open space and children’s playspace within the development.
 - iv) Developer contributions towards sport space, open space and community facilities.
 - v) Employment during construction to benefit the local economy.
 - vi) Greater use of local services and facilities to contribute to the local economy.
6. These benefits must be weighed against the following adverse impacts of the development: -
 - i) Location outside village framework and the objectives of policies DP/1(a) and DP/7.
 - ii) Impact upon the character and appearance of the countryside.
 - iii) Impact upon heritage assets.
 - iii) Loss of biodiversity and trees.
7. In this case, the adverse impacts of this development in terms of the impacts upon the biodiversity, trees and heritage assets that can be mitigated are not considered to significantly and demonstrably outweigh the benefits of the provision of a significant housing scheme, when assessed against the policies in the NPPF taken as a whole. On balance, planning permission should therefore be approved.

Planning History

Site

8. S/0526/85/O – Five Dwellings (Appeal Dismissed).
SC/1251/72/O – Residential Development (Refused).
SC/0546/72/O – Residential Development (Refused).

Adjacent Sites

9. No relevant planning history.

Environmental Impact Assessment

10. The application does not fall under Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and would not exceed the criteria of 150 dwellings or site area of 5 hectares set out in section 10b of Schedule 2 of the regulations that would require the development to be screened.

11. **National Guidance**

National Planning Policy Framework 2012
National Planning Practice Guidance

12. **Development Plan Policies**

South Cambridgeshire Local Development Framework Core Strategy DPD 2007

ST/2 Housing Provision
ST/6 Group Villages

South Cambridgeshire Local Development Framework Development Control Policies DPD 2007

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/4 Landscape Character Areas
CH/2 Archaeological Sites
CH/4 Development within the curtilage or Setting of a Listed Building
CH/5 Conservation Areas
NE/6 Biodiversity
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
NE/16 Emissions
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

Open Space in New Developments SPD - Adopted January 2009
Biodiversity SPD - Adopted July 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

13. **South Cambridgeshire Local Plan Submission - March 2014**
S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/7 Development Frameworks
S/10 Group Villages
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/2 Protecting and Enhancing Landscape Character
NH/4 Biodiversity
NH/14 Heritage Assets
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/9 Managing Flood Risk
SC/6 Indoor Community Facilities
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
SC/10 Lighting Proposals
SC/11 Noise Pollution
SC/12 Contaminated Land
SC/13 Air Quality
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultations

14. **Steeple Morden Parish Council** - Objects for the following reasons:
- a. The development is outside of the village envelope.
 - b. Loss of privacy for neighbouring residents especially those opposite which are in the village conservation area.
 - c. Highway safety The proposed access allows for multiple pedestrian access routes. This would encourage residents, visitors and delivery drives to park on Station Road rather than within the development. This part of Station Road gets very congested already at weekends and in the evening as most of the cottages opposite the site do not have off-street parking.
 - d. Parking – there is not enough parking for residents of the development and their visitors which would result in parking on Station Road.
 - e. The development would have a detrimental effect on the neighbouring listed buildings and conservation area.
 - f. Nature conservation whilst the intention to conserve the land to the west of the site is very welcome the impact on the landscape and wider biodiversity of the removal of the hedgerow has not been considered. The development would also be on the site of an old orchard which is a priority habitat. As the last remaining orchard in the village the site is a major feature of the conservation area and village.
 - g. Unsustainable Location as Steeple Morden is classified as a group village and has very limited facilities. There is no regular bus service so the vast majority of journeys would have to be made by car. Even those using the train station

(2 miles away in Odsey) would tend to get there by car and Odsey is already overwhelmed by parked cars. Cycling is not always an option in winter, and the cycle storage facilities at the station are already over full.

The Parish Council requests that the application be referred to the District Council Planning Committee.

15. **Landscape Design Officer** - Recommends approval subject to landscape conditions. The retention of key landscape features and the proposed link with the Public Right of Way are welcomed. It is recommended that the applicant considers pre-application engagement prior to a detailed design submission.

Requires conditions in relation to landscaping details, landscaping implementation and boundary treatments.
16. **Trees and Landscapes Officer** - Raises no objections but comments some concerns. A condition is recommended to require the submission of a detailed Arboricultural Method Statement and Tree Protection Strategy, and that the tree protection measures be installed in accordance with the approved tree protection strategy before any works commence on site.
17. **Ecology Officer** - Insufficient information was initially submitted to agree an 'in-principle' position. Additional information was submitted regarding the establishment of the community orchard and the intended management of the remaining woodland within the developer's holdings (Beacon Planning Ltd, 06/11/2017)., which would help to create a gain for biodiversity bringing the development into line with both national and local policy.
18. Concerns remain regarding the retention and management of the area to the west of the site where a community orchard, alongside the remaining woodland, is proposed, which is not within the redline boundary of the development, but are included in the blue line boundary which denotes ownership.
19. **Urban Design Officer** - On the presumption that the principle of development is considered to be acceptable in planning terms, the proposal is supported in terms of its access. Additional comments were provided with regard to the layout and design features of the proposal for consideration at reserved matters stage.
20. **Historic Buildings Officer** – No objections. It was confirmed in email correspondence dated 2 February 2018 that concerns would be addressed through the submission of an amended indicative plan to include a landscape buffer of 23m from the eastern site boundary and 8m from the southern boundary, and restricting development to the south of the site to being further west than the rear elevation of No.14 Station Road.
21. **Environmental Health Officer** - No response received as of 10 April 2018.
22. **Contaminated Land Officer** - An informative is requested regarding remediation of any contamination found during development.
23. **Affordable Housing Officer** - Comments that if the proposal is considered a 5 year supply site, the development should provide 40% affordable housing that is 5 affordable properties. The tenure mix should comprise 70% affordable/social rented and 30% intermediate/shared ownership properties that is 4 affordable/social rented and 1 intermediate/shared ownership properties. All 5 affordable homes will go

towards applicants with a local connection to Steeple Morden. The greatest need locally and district wide is for one and two bed properties. The highest demand in Steeple Morden is for one and two bed properties. The preferred mix is 2 x one bed houses and 2 x two bed houses affordable/social rented and 1 x three bed house shared intermediate/shared ownership property. The houses should be built to DCLG technical and Nationally Described Space Standards.

24. **Section 106 Officer** - Requires contributions in relation to formal sports space, formal children's play space, and monitoring. Informal children's play space and informal open space would be provided on site.
25. **Local Highways Authority** - Has no objections subject to conditions in relation to the provision of a 2m wide footway to the frontage of the proposed development, removal of permitted development rights for the creation of accesses onto the highway. Conditions are also requested to require a traffic management plan, pedestrian
26. visibility splays, and that the driveways be constructed using bound materials and be constructed such that no private water drain across or onto the highway.

Informatives are requested with regard works to the public highway and adoption.

27. **Cambridgeshire County Council Historic Environment Team** - Comments that the site lies in an area of high archaeological potential. Has no objections but requires a condition for an archaeological investigation of the site.
28. **Cambridgeshire County Council Flood and Water Team** - Objected initially (dated 6 November 2017), however the objection has now been addressed (as detailed in the response dated 13 December 2017). Following further correspondence with the applicant and the submission of additional details to clarify the drainage proposals; the applicant has demonstrated that surface water can be dealt with on site by using infiltration features as a preference. If infiltration testing demonstrates that ground conditions are not suitable for infiltration, then the surface water shall be discharged at a restricted rate to the West Brook.
29. The proposed drainage strategy includes individual property soakaways, highways drainage will be directed to a swale and soakaway arrangement. The access drive drainage shall be arranged such that the swale receives the surface water prior to it being discharged to the soakaway crates.
30. A condition is required with regard to infiltration testing, and an informative is suggested.
31. **Environment Agency** - No objections. Commented that the Council's drainage manager should be consulted.
32. **Anglian Water** - Comments that the foul drainage for the development is in the catchment of the Guilden Morden Water Recycling Centre which will have available capacity for these flows. Also comments that the sewerage network has capacity at present for flow via a gravity connection.
33. With regards surface water disposal, it is recommended that the Lead Local Flood Authority is consulted.
34. **Cambridgeshire County Council Waste Team** - No response received as of 10 April 2018.

35. **Cambridgeshire County Council Growth and Development Team** - No development contributions are required in respect of educations, libraries or strategic waste.
36. **Cambridgeshire Fire and Rescue Service** - Requires adequate provision for fire hydrants through a condition of any consent.

Representations

37. A number of neighbour objections were received, with grounds summarised as follows:
- a. Scale of development.
 - b. Sustainability of the development.
 - c. Site location in the countryside,
 - d. Site location adjacent to the Conservation Area.
 - e. Impact upon the adjacent Listed Building.
 - f. Character and appearance of the area, and street scene impact.
 - g. Layout and design as shown in the indicative plans.
 - h. Loss of the orchard.
 - i. Landscape impact.
 - j. Biodiversity.
 - k. Management of the remainder of the site (as edged in blue).
 - l. Precedent for development.
 - m. Scale of recent development.
 - n. Impact upon village services and facilities.
 - o. Impact upon sewerage and drainage systems, and supply of utilities.
 - p. Flood Risk.
 - q. Highway safety, traffic and vehicle parking.
 - r. Air, noise and light pollution.
 - s. Agricultural land classification and potential use.
 - t. Residential amenity and loss of privacy.
 - u. Local housing need.

Suggestions were raised with regard to the management and future of the land to the west of the application site.

Representations raised comments regarding the consultation process.

Site and Surroundings

38. The site is located to the west of the village of Steeple Morden and outside the village framework and in the countryside. It lies to the south-west of the village Conservation Area. The site measures approximately 0.75 of a hectare in area and currently comprises overgrown shrubs and trees with some boundary hedging. It is fairly flat in topography. A public right of way runs along the northern boundary of the site. The site lies in flood zone 1 (low risk).

Proposal

39. The proposal seeks outline planning permission for a residential development of up to 12 dwellings, and the access forms part of the application. Matters relating to appearance, landscaping, layout and scale will be addressed at reserved matters stage.

Planning Assessment

40. The key issues to consider in the determination of this application relate to housing land supply, the principle of the development in the countryside, housing density, housing mix, affordable housing, developer contributions and the impacts of the development upon the character and appearance of the area, heritage assets, flood risk, highway safety, neighbour amenity, biodiversity, trees and landscaping.

Principle of Development

41. The site is located outside the Steeple Morden village framework and in the countryside where only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The erection of a residential development of up to 12 dwellings is not considered acceptable in principle in this location. The proposal would therefore be contrary to Policy DP/7 of the LDF.
42. Steeple Morden is currently identified as a Group Village in the adopted LDF where there is a good range of services and facilities and residential developments of up to an indicative level of 8 dwellings are supported in village frameworks in policy terms. The village is also classified as a Group Village in the emerging Local Plan.
43. The erection of the proposed residential development of up to 12 dwellings is not considered acceptable in principle in this location. The proposal would therefore be contrary to Policy ST/6 of the LDF and S/8 of the emerging Local Plan.
44. However, the above policies are considered out of date and the application needs to be considered in the context of the lack of a 5 housing land supply.

Housing Land Supply

45. The National Planning Policy Framework (NPPF) requires councils to boost significantly the supply of housing and to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.
46. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 4.8 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and 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 November 2017). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.
47. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to paragraph 49 of the NPPF, which states that adopted policies "for the supply of housing" cannot be considered up to date where there is not a five year housing land supply. The affected policies which, on the basis of the legal interpretation of "policies for the supply of housing" which applied at the time of the Waterbeach decision were: Core Strategy DPD policies ST/2 and ST/5 and Development Control Policies DPD policy DP/7 (relating to village frameworks and indicative limits on the scale of development in villages). The Inspector did not have to consider policy ST/6 but as a logical consequence of the decision this should also be

considered a policy “for the supply of housing”.

48. Further guidance as to which policies should be considered as ‘relevant policies for the supply of housing’ have emerged from the decision of the Supreme Court in its judgement dated 10 May 2017. The principal consequence of the Supreme Court decision is to narrow the range of policies which fall to be considered as “relevant policies for the supply of housing” for the purposes of the NPPF. The term “relevant policies for the supply of housing” has been held by the Supreme Court to be limited to “housing supply policies” rather than more being interpreted more broadly so as to include any policies which “affect” the supply of housing, as was held in substance by the Court of Appeal.
49. The effect of the Supreme Court’s judgement is that policies ST/6, DP/1(a) and DP/7, which apply in this case, are no longer to be considered as “relevant policies for the supply of housing”. They are, therefore, not “out-of-date” by reason of paragraph 49 of the NPPF. None of these adopted policies are “housing supply policies” nor are they policies by which “acceptable housing sites are to be identified”. Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in the NPPF at para 7. It is considered that policies ST/6 (and the other settlement hierarchy policies by extension), DP/1(a) and DP/7 and their objectives, both individually and collectively, of securing locational sustainability, accord with and further the social and environmental dimensions of sustainable development, and, therefore, accord with the Framework.
50. However, given the Council cannot demonstrate a five year supply of housing land and in accordance with the decision of the Supreme Court, para 14 of the NPPF is engaged and planning permission for housing should be granted, inter alia “unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole ...” This means that, even if policies are considered to be up-to-date, the absence of a demonstrable five year housing land supply cannot simply be put to one side. The NPPF places very considerable weight on the need to boost the supply of housing, especially affordable housing, particularly in the absence of a five year housing land supply. As such, although any conflict with adopted policies ST/6, DP/1(a) and, DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing the delivery of housing, particularly in the absence currently of a five year housing land supply.
51. A balancing exercise, therefore, needs to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefits a proposal brings in terms of the delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies - including where policies ST/6, DP/1(a) and DP/7 seek to direct development to the most sustainable locations - is so great, in the context of a particular application, such as to “significantly and demonstrably outweigh” the benefit in terms of the delivery of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court in the Hopkins Homes appeal.
52. As part of the case for the applicant relies on the current five year housing land supply deficit, the developer is required to demonstrate that the dwellings would be delivered within a 5 year period. Officers are of the view that as this is a full application, the site can be delivered within a timescale whereby weight can be given to the contribution the proposal could make to the 5 year housing land supply.

Sustainable Development

53. The NPPF states that there are 3 dimensions to sustainable development, economic, social and environmental.

Economic Aspects

54. The provision of up to 12 new dwellings will give rise to some employment during the construction phase of the development and would have the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy in the short term.

Social Aspects

Provision of Housing

55. The development would provide a significant benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of up to 12 dwellings. This would include 5 affordable dwellings (42%).

Housing Delivery

56. There are no constraints to the site that could affect delivery of the site within the 5 year period. Given the scale of the development, it is not considered reasonable to require the applicants to submit the last of the 'reserved matters' application within 2 years from the grant of outline consent.

Housing Density

57. The site measures approximately 0.75 of a hectare. The erection of up to 12 dwellings would equate to a maximum density of 16 dwellings per hectare across the site. This density would not comply with the requirement of 30 dwellings per hectare for a village such as Steeple Morden, however it is considered acceptable given the sensitive location of the site on the edge of the village.
58. The proposal is therefore considered acceptable with regard to Policy HG/1 of the LDF.

Affordable Housing

59. 5 of the 12 dwellings (42%) would be affordable to meet local needs. 3 (60%) would be affordable/social rented and 2 (40%) would be intermediate/shared ownership which would be very close to compliance with the required tenure mix which seeks a 70/30 split and could be considered acceptable. However 4 affordable/social rented dwellings and 1 intermediate/shared ownership dwelling would be preferred at reserved matters stage. An indicative mix has not been provided at this stage. However, given that the application is currently at outline stage only, it is considered that the exact mix could be defined at the reserved matters stage in agreement with the Council's Affordable Housing Officer. All 5 affordable dwellings would be available to applicants that have a local connection.
60. The proposal would therefore comply with Policy HG/3 of the LDF.

Market Housing Mix

61. The development would provide a range of dwelling types, although an indicative mix has not been provided. However, given that the application is currently at outline stage only, it is considered that the exact mix of the market dwellings could be agreed at the reserved matters stage. A condition would be attached to any consent to ensure that the mix is policy compliant.
62. The proposal can comply with Policy HG/2 of the LDF, and this must be demonstrated at reserved matters stage.

Developer Contributions

63. 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.
64. 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.
65. In Steeple Morden there have been more than 5 generic contributions towards (i) offsite sports space (ii) offsite children's play space and (iii) offsite indoor community space since 6 April 2010 and as such all future requests must be based on specific projects.

Open Space

Formal Sports

66. The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Steeple Morden needed 1.74 ha and has 3.62 ha i.e. a surplus of 1.91 ha of Outdoor Sport Provision.
67. Steeple Morden is served by Steeple Morden Recreation Ground at Hay Street which comprises outdoor sport with pitches for football and cricket along with a bowling green, tennis court and a play area.
68. Steeple Morden Parish Council has advised that the car park serving the recreation ground is inadequate for current users. This is a situation to be exacerbated by additional residents in the village. The cost of this work is likely to be in the region of £20,000.
69. The Parish Council has also highlighted that additional seating is required at the recreation ground. They highlight that the tennis club hosts regular tournaments but only has one seat. The purchase and installation of spectator seating is in the region of £300 per unit.
70. The developer is required to make a contribution in the form of circa £14,000 towards the resurfacing of the car park serving the recreation ground and the purchase and installation of new benches for spectators at the recreation ground. These off-site contributions towards the increase in demand for outdoor sports provision are required towards additional facilities to meet the demand for the development in accordance with Policies SF/10 and SF/11 of the LDF.

Informal and Formal Children's Playspace

71. The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Steeple Morden needed 0.86 ha Children's Play Space whereas the village had 0.14 ha, i.e. a deficit of 0.72 ha of Children's Play Space. Steeple Morden is served by a play area at Steeple Morden Recreation Ground.
72. The applicant is proposing a central landscaped open space area which satisfies the open space requirement in respect of informal play space and informal open space. As the area is not proposed being equipped an offsite contribution is required.
73. Steeple Morden Parish Council has advised that contributions would be used to erect a new and safer (i.e. metal rather than wood as currently) perimeter fence around the play area on the recreation ground and provide new play equipment for both younger and older children. As an estimate the developer would be required to pay in the region of £20,000 in accordance with the emerging policy.

Informal Open Space

74. The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Steeple Morden needed 0.43 ha of informal open space but didn't have any.
75. In accordance with Policies SF/10 and SF/11 the applicant would be required to make a contribution towards the increase in demand for provision of informal open space. The space requirement provision would be calculated based on the approved housing mix. Based on an assumed housing mix, the development would be required to provide 119sqm of informal open space.
76. The Illustrative Site Layout shows an area of public open space of around 500 sqm, demonstrating that it can satisfy the onsite open space informal open space requirement.

Community Facilities

77. The Community Facilities Audit 2009 states that Steeple Morden needs 114 m² of indoor community space whereas it has 132 m² resulting in a surplus of 18 m². Based on the assumed housing mix, an area of circa 3.5sqm is required as a result of the proposed development.
78. Steeple Morden is served by Steeple Morden Village Hall which the audit described as a good sized village hall with permanent stage, kitchen, meeting room. Kept in good order and not showing any pressing issues in terms of maintenance or structural work. The village hall is suitable as a venue for weddings, business meetings, children's parties, dance/fitness classes, shows/pantomimes, lunch clubs etc. There is a car park with a maximum capacity for 30 cars.
79. Steeple Morden Parish Council has advised that contributions are required in order to install a new heating system at the village hall. The current central heating boiler is inefficient and is nearing the end of its life. A replacement would reduce running costs which will either mean savings are reinvested back into the facility or savings passed on to users.
80. A financial contribution based on the approved housing mix would be required in

accordance with the published charges, resulting in a contribution of circa £6,500.

81. Off-site contributions are required towards community facilities to comply with Policy DP/4 of the LDF. A contribution in the region of £6,500 is required based upon the assumed housing mix.

Waste Receptacles

82. The RECAP Waste Management Design Guide requires household waste receptacles to be provided for the development. Off-site contributions are required towards the provision to comply with Policy DP/4 of the LDF. The contribution would be £73.50 per dwelling and £150 per flat.

Monitoring

83. To ensure the provision and usage of on-site infrastructure, a monitoring fee of £500 is required.

Education, Libraries and Life Long Learning

84. Contributions are not sought with regard to education or libraries.

Strategic Waste

85. Contributions are not sought with regard to strategic waste.

Summary

86. Appendix 1 provides details of the developer contributions required to make the development acceptable in planning terms in accordance with Policy DP/4 of the LDF and paragraph 204 of the NPPF. It is considered that all of the requested contributions to date meet the CIL tests and would be secured via a Section 106 agreement. The applicants have agreed these contributions.

Environmental Aspects

Character and Appearance of the Area

87. The development would infill the frontage between Nos.12 and 14 Station Road to the west of the village. The surrounding street scene comprises linear development of detached and semi-detached dwellings with those facing the site from the eastern side of Station Road being set back from the highway and the dwellings to the north and south of the site being sited close to the highway boundary. Whilst it is noted that the proposed development would result in the loss of a heavily planted street scene frontage, in street scene terms, dwellings along the frontage of the application site would not appear out of keeping with this section of Station Road.
88. The application is in outline only, so details of layout and landscaping are not considered at this stage. Nevertheless, having regard to heritage assets (see commentary below), a landscape buffer in excess of 20m is proposed to the south-eastern corner of the site. This would serve to limit the impact of the proposal upon the significance of the adjacent listed building, but would also serve to preserve the current character and appearance of the front of the site as existing.
89. Whilst it is recommended later on in the report that the developable area be limited in

accordance with drawing no. Steeple02A, landscaping details and the layout of the proposed dwellings would not be assessed until reserved matters stage. It is therefore recommended that landscape conditions be attached to any consent granted to ensure that the landscaping effectively carries out the purpose of screening and visually separating the development.

90. The development would therefore comply with Policies NE/4 and DP/3 of the LDF.

Design Considerations

91. The application is currently at outline stage only, with means of access included as part of the application. All other matters in terms of the layout of the site, scale, external appearance and landscaping are reserved for later approval.
92. One vehicular access point would be provided to the site from Station Road. This access would incorporate a 2m wide footway across the frontage of the site which would not link to existing or approved footways to the north or south, but would provide a safe space from which to cross the highway to the footway on the eastern side of Station Road.
93. The development could provide a total of approximately 500 square metres of open space as demonstrated on the indicative plans, with 119sqm secured via a legal agreement.
94. The scale of development proposed would be able to be accommodated on the site as the overall density would be approximately 16 dwellings per hectare.
95. The proposal is therefore capable of compliance with Policy DP/2 of the LDF.

Trees/ Landscaping

96. A number of third party representation raise concerns regarding the loss of the historic use of the land as an orchard, the loss of the trees themselves and the landscape impacts.
97. The area of trees does have some amenity value as a group but there are no outstanding individual trees with high visual impact. The treed area is a useful buffer or screen between various residential properties but the area as a whole is certainly unmanaged and as the roadside trees are not large they don't have a large impact on the street scene. The roadside hedgerow has been lost over time.
98. It is noted that the hedgerow on the northern boundary is very important and would probably be protectable under the Hedgerow Regulations 1997. The boundary certainly appears on the 1887 maps, appears to be older than 30 years old, has connectivity with the woodland, has ground level changes associated with it and adjoins a public path. The long term retention of this feature should be ensured, and should be included in the landscape strategy as far as is possible.
99. The landscaping to be lost to the development would be compensated through a landscaping scheme to be agreed via condition. Significant retention and re-planting along the northern, eastern and southern boundaries of the site and within the development would enhance the quality of the development, assimilate the development into its surroundings and add to biodiversity.
100. The landscaping details would be a condition of any consent along with tree protection

strategy and arboricultural method statement.

101. The proposal would therefore comply with Policy NE/6 of the LDF.

Biodiversity

102. The site is a dense former orchard which has been unmanaged for some time. There are currently no statutory protections on the site; however it is shown as a priority habitat (broadleaved woodland) and listed on the National Forest Inventory according to the Magic website. There are a multitude of bird records from the area which range from farmland specialists to more woodland and generalist species. Records of other taxon groups seem to be largely absent, but this is more likely due to lack of survey effort than lack of species present.
103. The Appraisal of Ecological Interest and supplementary Bat Habitat Assessment Report submitted with this application, appear to have adequately described the habitat and provided a list of possible constraints to works for protected species. However Officers are unsure as to whether the impact to breeding birds has been fully explored and consider that additional breeding bird surveys will be necessary considering the scale of suitable nesting habitat loss. Once the level of habitat use by both breeding birds and bats is established, adequate compensation for this will also need to be incorporated, although Officers agree with the applicants ecologist that this can be done at reserved matters.
104. The Trees Officer and Ecology Officer raise concerns regarding the retention and management of the area to the west of the site where a community orchard, alongside the remaining woodland, is proposed, which is not within the redline boundary of the development, but are included in the blue line boundary which denotes ownership.
105. It is recommended that a condition be attached to any permission granted to require that a landscape and ecological mitigation plan (LEMP) be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This plan shall include details of the features to be managed, the aims and objectives of the management and the actions, monitoring and management to take place. This is considered to address the concerns of the Trees and Ecology Officers with regard to the ongoing biodiversity and amenity value of this area of the wider site. It is noted that the area of the site affected by this condition is not within the application site, however drawing no.Steeple01 indicates that it is in the ownership and therefore control of the applicant; the condition is therefore considered reasonable in accordance with Policy NE/6.
106. Ecological assessments were carried out and submitted as a part of the application, and these reports made recommendations as to how the development should be carried out. The recommendations are not considered to be so precise that compliance could be required via condition; it is therefore recommended that a condition be attached to any permission granted to require that a construction environmental management plan be submitted to and approved in writing by the Local Planning Authority.
107. The proposal would therefore comply with Policy NE/6 of the LDF.

Heritage Assets

108. The site lies adjacent to No.14 Station Road, a Grade II Listed Building sited directly to the south of the application site.

109. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
110. It was confirmed in email correspondence dated 02 February 2018 that the concerns of the Historic Buildings Officer regarding the impact of the proposed development upon No.14 Station Road would be addressed through the submission of an amended indicative plan to include a landscape buffer of 23m from the eastern site boundary and 8m from the southern boundary, and restricting development to the south of the site to being further west than the rear elevation of No.14 Station Road. It is recommended that this plan (drawing no.Steeple02A) be included in the approved documents list.
110. While the specific details of the landscape buffer would be required by condition, it is considered to offer significant separation and screening to mitigate the impact of the proposed development upon the significance of the Listed Building.
111. The proposal would therefore comply with Policies CH/3 and CH/4 of the LDF.
112. The site lies to the south-west of the Steeple Morden Conservation Area boundary, with the site access falling partly within the Conservation Area.
113. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Policy CH/5 of the Local Development Framework Development Control Policies Document (2007) requires proposals within the Conservation Area to be determined in accordance with legislative provisions and national policy.
114. Development at the proposed scale, and with the proposed landscaping buffers as proposed above, would not necessarily appear unduly prominent in public views from Conservation Area such that harm would be caused to the Conservation Area and its setting. It is considered that further planting would aid the assimilation of the dwellings into the area which has been demonstrated in the indicative material. Subject to screening and landscaping conditions as detailed above it is considered that the proposed development is acceptable in terms of its impact on the Conservation Area and therefore complies with Policy CH/5 of the adopted LDF.
115. The dwellings have been sited to follow the linear form of other dwellings recently approved and are considered to sit relatively comfortably on the plot and to be sufficiently well separated from adjacent listed buildings that it would not substantially harm their setting. The proposal therefore accords with policy CH/4 of the adopted LDF.
116. The site lies in an area of high archaeological potential. A distinctive crop marked settlement lies to the north west and was found to extend into the adjacent development plot where it has been examined in archaeological trenches. Field evaluation conducted in 2015 included a geophysical survey that also determined the southern extent of the settlement enclosure. The complex appeared to be Iron Age, possibly Roman in date and this was confirmed in the evaluation results where Middle Age remains were found to be superseded by Roman pits, postholes, ditches and a pottery manufacturing kiln. Ridge and furrow cultivation evidence extended over the

rest of the development area and is likely to have extended in to the site.

117. It is recommended that a condition be attached to any consent to secure a programme of investigation for the site to ensure the remains are protected.
118. The proposal would therefore accord with Policy CH/2 of the LDF.

Highway Safety and Sustainable Travel

119. Station Road is a fairly straight through road with a speed limit of 30 miles per hour along the section of the proposed access.
120. The development would increase traffic along Station Road and in the surrounding area. The proposal is not considered to significantly adversely affect the capacity and functioning of the public highway.
121. The application proposes to introduce one main access point on to Station Road. The design of this junction is acceptable and accords with Local Highway Authority standards in terms of their width and inter-vehicle visibility splays. A 2 metre wide footway along the frontage of the development is also proposed. The Local Highway Authority requests a condition to require the provision of this in accordance with the submitted drawing showing access arrangements. It is recommended that this condition be attached to any consent granted.
123. The Local Highway Authority requests a condition removing permitted development rights for the creation of accesses onto the highway for plots 1-4, however this is not considered reasonable at outline stage, and should be assessed further at reserved matters stage when the primary highways accesses, plot locations and orientations are submitted for assessment.
124. Conditions regarding 2m x 2m pedestrian visibility splays, driveway materials and driveway levels would be attached to any permission granted.
125. Vehicle parking on the site would be considered at the reserved matters stage and be subject to the maximum standards set out under planning policy.
126. The submission of a Traffic Management Plan would be required by a condition of any consent to control the route of construction vehicles.
127. Informatives are requested with regard works to the public highway and adoption of highways.
128. The development would therefore comply with Policies TR/1 and DP/3 of the LDF.

Flood Risk

129. The site is situated within Flood Zone 1 (low risk) as identified by the Environment Agency.
130. No objections were raised by the Lead Local Flood Authority following correspondence with the applicant and the submission of additional details to clarify the drainage proposals; the applicant has demonstrated that surface water can be dealt with on site by using infiltration features as a preference. If infiltration testing demonstrates that ground conditions are not suitable for infiltration, then the surface water shall be discharged at a restricted rate to the West Brook.

131. The proposed drainage strategy includes individual property soakaways, highways drainage will be directed to a swale and soakaway arrangement. The access drive drainage shall be arranged such that the swale receives the surface water prior to it being discharged to the soakaway crates.
132. It is recommended that conditions be attached to any permission granted to require a scheme for foul water drainage, infiltration testing, and an informative is suggested with regard to requirements for soakaways.
133. The proposal would therefore comply with Policy NE/11 of the LDF.

Neighbour Amenity

134. The impact of the development upon neighbours in terms of mass, light, privacy and noise and disturbance will be considered at the reserved matters stage. However, the site is capable of accommodating the proposed level of development without giving rise to undue concerns.
135. The development is not considered to result in a significant increase in air pollution.
136. Concerns were raised by third parties regarding noise disturbance and light pollution as a result of the proposed development. A condition is recommended to limit the hours of work, and a lighting scheme is to be submitted to and approved in writing by the Local Planning Authority.
137. The proposal would therefore comply with Policy DP/3 of the LDF.

Other Matters

138. The development is not considered to result in a significant risk of contamination, provided that a condition is attached to any consent to ensure remediation of any contamination identified during the development.
139. Conditions would be attached to any consent to ensure an appropriate provision of fire hydrants.
140. Conditions would be attached to any consent to secure renewable energy and water conservation measures to comply with Policies NE/3 and NE/12 of the LDF.
141. Representations raised comments regarding the completeness of the consultation process. The immediately adjoining neighbours were consulted via letter on 16 October 2017 along with those in the local vicinity. A site notice was displayed from 8 November 2017, attached to a telegraph post close to the site. A press notice was published in the Cambridge Independent newspaper on 25 October 2017.
142. An appeal was dismissed on this site in 1986 in relation to planning application reference S/0526/85/O which sought outline consent for the erection of 5 dwellings. The Inspector's report considered the main issue to be the suitability of the location of the site and form of development in relation to the existing village pattern. The application had also proposed a landscape buffer of 20m in depth to the front of the site.
143. In the Inspector's report, significant weight is given to a housing land supply policy which restricts development within villages with few essential services to infill

development to no more than 2 dwellings. This policy position is significantly different to that at present, as described above, and is a material difference in the assessment of the two applications.

144. The report also notes that the land was overgrown but had a distinct rural appearance which many people regarded as attractive. The Inspector was of the opinion that if housing were allowed to intrude into the wooded area there would be a gradual erosion of the informal rural appearance of the site. Officers have considered this in assessing this application, and consider the current differences in the planning policy context to be so significant that the previous reason for refusal with regard to a policy restricting development size in the village to no longer be relevant.
145. In addition, the secured landscape and biodiversity mitigation (through buffers identified in the parameter plan which would form part of the approved documents;, and the landscaping condition regarding a management strategy for the land included within the blue line boundary on the site location plan drawing no.Steeple01) would address the reason for refusal with regard the loss of the undeveloped frontage.

Planning Balance

146. Given the fact that the Council cannot currently identify a five year supply of housing land, in accordance with the guidance in paragraph 14 of the NPPF, in balancing all of the material considerations, planning permission should be granted unless the harm arising from the proposal would 'significantly and demonstrably' outweigh the benefits.
147. The benefits from the development are set out below: -
- i) The provision of up to 12 dwellings towards housing land supply in the district based on the objectively assessed 19,000 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
 - ii) The provision of 5 affordable dwellings towards the identified need across the district.
 - iii) The provision of informal open space and children's playspace within the development.
 - iv) Developer contributions towards sport space, open space and community facilities.
 - v) Employment during construction to benefit the local economy.
 - vi) Greater use of local services and facilities to contribute to the local economy.
148. Significant weight can be attached to the provision of up to 12 dwellings including 40% affordable housing to meet the lack of housing supply in the district. Significant weight can also be attached to the provision of open space and informal children's playspace within the development and contributions towards formal sports and formal children's play space.
149. Moderate weight can be attached to the provision of employment during construction and the impact upon local services from the development.

These benefits must be weighed against the following adverse impacts of the development: -

- i) Location outside village framework and the objectives of policies DP/1(a) and DP/7.
 - ii) Impact upon the character and appearance of the countryside.
 - iii) Impact upon heritage assets.
 - iii) Loss of biodiversity and trees.
150. Limited weight can be attached to the location and scale of the development given the absence of a five year housing land supply and the need to balance this conflict

against the significant need for housing identified in the NPPF.

151. A number of potential adverse impacts including biodiversity and tree loss and the impact upon the heritage assets can be addressed and mitigated through the use of conditions.

Conclusion

152. The adverse impacts of this development are not considered to significantly and demonstrably outweigh the benefits of the development when assessed against the policies in the NPPF taken as a whole. On balance, planning permission should therefore be approved.

Recommendation

153. Delegated approval subject to:

Legal Agreement

Contributions to be secured by way of a Section 106 (or other appropriate) legal agreement with the final wording to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission. The contributions are as set out in appendix 1 attached to this report.

Conditions and Informatives

a) Approval of the details of the layout of the site, the scale and appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. (Reason - The application is in outline only.)

b) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission. (Reason - The application is in outline only.)

c) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved. (Reason - The application is in outline only.)

d) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan drawing no Steeple01, Parameter Plan drawing no.Steeple02A, and Site Access drawing no.Steeple04. (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

e) No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall be carried out in accordance with the approved details. The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- iii. Movements and control of all deliveries (all loading and unloading should be

undertaken off the adopted public highway)

iv. Control of dust, mud and debris; please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

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

f) No development shall commence until a scheme for the provision of a 2m wide footway to the frontage of the site as shown on drawing no.Steeple04 has been submitted to and agreed in writing by the Local Planning Authority. The footway shall be fully constructed prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

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

g) The development hereby permitted shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

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

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

i) The landscape works required by condition 1 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. 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.)

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

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

development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

(k) Prior to or concurrently with the submission of the first approval of reserved matters, a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

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

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

(Reason - To minimise disturbance, harm or potential impact upon protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and their protection under the Wildlife and Countryside Act 1981.)

l) A Landscape and Ecological Management Plan (LEMP) to cover the area outlined in blue on drawing no.Steeple01 shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of development. The content of the LEMP shall include the following.

- a. Description and evaluation of features to be managed.
- b. Ecological trends and constraints on site that might influence management.
- c. Aims and objectives of management.
- d. Appropriate management options for achieving aims and objectives.
- e. Prescriptions for management actions.
- f. Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g. Details of the body or organisation responsible for implementation of the plan.
- h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

m) No demolition/development shall take place until a written scheme of investigation (WSI) for an archaeological programme of works has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- i) The statement of significance and research objectives;
- ii) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- iii) The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

(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.)

n) No development shall commence until on site infiltration testing has been undertaken in accordance with BRE365/CIRIA156 and a final surface water strategy based on the results of this testing has been agreed by the Local Planning Authority, in conjunction with the Lead Local Flood Authority. The scheme shall be based upon the principles within the agreed Surface Water Management Note 02 prepared by Cannon Consulting Engineers (ref: W331) dated 20th November 2017 and shall also include updated:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- d) Full details of the proposed attenuation and flow control measures
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- f) Full details of the maintenance/adoption of the surface water drainage system;
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF and PPG and shall be implemented in accordance with the approved details prior to the occupation of the first dwelling.

(Reason - To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

o) If during the development contamination not previously identified is found to be present at the site, such as (but not limited to) physical or visual evidence of contamination such as fuels/oils, waste/refuse or backfill or asbestos, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval

from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority. (Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

p) No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority. (Reason – To protect the amenities of nearby residential properties in accordance with Policies NE/15, NE/16 and DP/6 of the adopted Local Development Framework 2007.)

q) Prior to the commencement of the development, an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site and on the boundary of the site and at future adjacent properties, including consideration of Glare (direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver) as appropriate, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals “Guidance Notes for the Reduction of Obtrusive Light GN01:2011” including resultant sky glow, light intrusion / trespass, source glare / luminaire intensity and building luminance.

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

(Reason - To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with NE/14- Lighting Proposals.)

r) No development shall commence until a renewable energy statement has been submitted to and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/3 of the adopted Local Development Framework 2007.)

s) No development shall commence until a water conservation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

(Reason - To ensure a water efficient and sustainable development in accordance with Policies NE/12 of the adopted Local Development Framework 2007.)

t) 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.)

u) As part of any reserved matter application details of the housing mix (including both market and affordable housing) shall be provided in accordance with local planning policy or demonstration that the housing mix meets local need shall be submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details

(Reason - To ensure an appropriate level of housing mix, both market and affordable housing in accordance with policies H/8 and H/9 of the South Cambridgeshire Local Plan Submission March 2014.)

v) Two pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall be within the red line boundary of the application site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

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

w) The proposed drive way 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 in accordance with policy DP/3 of the adopted Local Development Framework with regard to highway safety.)

x) The proposed drive shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

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

y) The access to the site shall be completed prior to the occupation of any dwelling.

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

Informatives

1. Where soakaways or other infiltration systems are proposed for the disposal of surface water, our general requirements are as follows:

a) Soakaways and/or other infiltration systems shall only be used in areas of the site where they will not present a risk to groundwater. The depth of any soakaway should be kept to a minimum to ensure the maximum possible depth of unsaturated material between the base of the soakaway and the water table to prevent direct discharge of surface water into groundwater

b) Soakaways are not to be constructed in land affected by contamination. This is because they may promote the mobilisation of contaminants and give rise to contamination of groundwater

c) Only clean roof water shall be discharged directly into soakaways

d) Where surface water from other impermeable areas such as roads, vehicle parking areas and associated hard standing is proposed, appropriate water quality treatment/pollution prevention measures are to be incorporated into the surface water

drainage system

Soakaways should be designed to meet the requirements of the Environment Agency's position statements for groundwater protection as outlined in their Groundwater Protection Approach document

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

3. The granting of a planning permission does not constitute a requirement for the Highway Authority to adopt any land as shown on drawing number Steeple04.

Section 106 agreement

- a) Affordable Housing
- b) Open Space
- c) Community Facilities
- d) Monitoring

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 Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/0526/85/O, SC/1251/72/O and SC/0546/72/O.

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