

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

24 April 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/3566/17/FL

Parish: Foxton

Proposal: Construction of a new grain store and creation of an access from Fowlmere Road together with planting and formation of an acoustic bund.

Site address: Land East of Fowlmere Road, Foxton

Applicant(s): Thriplow Farms Ltd

Recommendation: Delegated Approval

Key material considerations: Principle of Development
Impact on the Green Belt
Impact on landscape
Ecology, Trees and Hedging
Residential Amenity
Highway Safety
Flood Risk/ Drainage
Contamination
Archaeology
Other Matters
Planning Balance

Committee Site Visit: 3 April 2018

Departure Application: Yes advertised on 25 October 2017

Presenting Officer: Alison Twyford, Senior Planning Officer

Application brought to Committee because: The recommendation of officers conflicts with that of the Parish Council

Date by which decision due: 25 April 2018

Executive Summary

1. The proposal seeks planning permission for construction of a new grain store and creation of an access from Fowlmere Road together with planting and formation of an acoustic bund. The grain store facility comprises three buildings, two silos and associated infrastructure.
2. In principle the erection of an agricultural building in the Green Belt is appropriate

development in the Green Belt and complies with policy ST/1 and DP/7 of the Local Development Framework Core Strategy, Development control policies GB/1 and GB/2 and the NPPF paragraph 87, 88 and 89. The acoustic bund and additional hardstanding are inappropriate development by definition and therefore very special circumstances are required for this aspect of the application.

3. The key issue is the harm to open landscape. This will initially be substantially adverse due to its size and immaturity of planting. However, over a period of years the planting around the development would develop and mature and the effects would be then reduced to neutral – in keeping with the character of the area. This view includes the proposed bund which is considered by local residents to be an alien feature to the landscape, but which will be screened from public views by the boundary landscaping. Officers therefore conclude that the harm identified can be mitigated by conditions. No technical objections have been raised from consultees in respect of all other matters.
4. The new grain store will provide new storage and drying facilities to provide increased required capacity. This lack of capacity affects the viability of the farm. Thriplow Farms own 900 acres of land which is classed as Grade II land. However, there is no alternative lower quality of land available. This site has better access and wider road network than the existing site which has a narrow road network off Lodge Road as well as logistical difficulties which this new development will provide and is of significant benefit to the business. The purpose built buildings on a new site will enable the business to maintain crop quality in a more efficient manner than the existing building and adapt to legislation over the coming decades. The development will enable the continued economic success of the business and provide further jobs to the local economy which is a public benefit
5. The bund will provide a specific function of reducing the noise impacts from the grain dryer fans, attenuators and air cooling fans which will mitigate the noise impacts to local residents
6. The application has been submitted in tandem with a concurrent application for housing and an application to relocate an existing garage business in Thriplow. The relocation of the grain store is considered to be acceptable irrespective of whether planning permission is granted for the other interlinked applications given that there is a need for improved facilities, but if the housing development were granted planning permission, this would provide additional justification for the grant of permission for this development as the existing grain store would be lost. The housing scheme would also provide economic and social benefits through much needed housing. Moderate weight can also be given the economic benefits of creating jobs during construction and to the use of local services and facilities from the housing development.
7. So far as very special circumstances are required to justify approval, considered to amount to very special circumstances, the benefits arising from the development are collectively considered to clearly outweigh the in-principle and other identified harm.

Site Planning History

8. The application site itself has no relevant planning history.

For completeness the following applications are referenced which have been submitted by the same applicant and have been referenced in the consultee comments and representations received with this application:

S/3591/17/FL- Demolition of existing buildings and redevelopment for 36 dwellings

together with new vehicle access from Lodge Road, parking, drainage infrastructure and public open space to include children's play facilities - Awaiting decision.

S/3567/17/FL- Demolition of existing barn and construction of a car repair workshop and works to site entrance- Awaiting decision.

S/0713/05/0 – Outline planning application for residential development (estimate of 25-35 dwellings) – refused for the following reasons: in the open countryside, is not considered to represent previously developed land and does not represent 100% affordable housing; the redevelopment of the site used for a local farm would create the need for new replacement buildings in the Green Belt detracting from its openness and character; the redevelopment of the site would displace the existing car repair business; the scale of the development on the fringe of an infill village and adjoining Conservation Area requires a Design and Landscape Assessment to consider the impact

Environmental Impact Assessment

9. The development proposed in the application does not fall within any of the descriptions of development contained in Schedule 1 or Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Further, even if the development, together with the housing application and car repair workshop, are considered as a single project, it is not considered that the application falls within any of the descriptions of development in Schedule 1 or Schedule 2.
10. In particular, so far as paragraph 1(a) of Schedule 2 is concerned, the land relevant to the grain store is part of an existing agricultural field which would not be considered as 'uncultivated land'. Further, the land is not considered to contain habitats and areas or features of high biodiversity interest in the wider countryside or be of a landscape designation that would class it to be "semi-natural" by definition. For completeness, Officers have also considered if the proposal would fall within a category of use that would be defined as "for intensive agricultural purposes". The proposal is not considered to involve using the land at greater than the average agricultural intensity for the activity in question and as such would also not fall within the definition.

Planning Policies

National Guidance

11. National Planning Policy Framework (NPPF) 2012
Planning Practice Guidance (PPG)
12. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**
ST/1 Green Belt
ST/6 Group Villages
13. **South Cambridgeshire LDF Development Control Policies, adopted July 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
GB/1 Development in the Green Belt
GB/2 Mitigating the Impact of Development in the Green Belt

NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/14 Lighting Proposals
NE/15 Noise Pollution

14. **South Cambridgeshire LDF Supplementary Planning Documents (SPD)**
District Design Guide SPD – adopted March 2010
Trees and Development Sites SPD – adopted March 2010
Biodiversity SPD – adopted 2009
Landscape in New Developments SPD – adopted March 2010
15. **Submission Local Plan 2014**
S/3 Presumption in Favour of Sustainable Development
S/4 Cambridge Green Belt
S/7 Development Frameworks
S/10 Group Villages
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
SC/10 Lighting Proposals
SC/11 Noise Pollution

Consultation

16. **Foxton Parish Council** - An original objection was raised by the local Parish Council which is summarised as: Visual intrusion, unnecessary heavy traffic use of the junction. (for reference Fowlmere PC have also commented there is no obvious necessity to move away from the current site), The scale of the proposed building on the new site is significant and disproportionate to all buildings within the vicinity, The increased heavy vehicle traffic through Fowlmere, We also have specific concerns that an increase in heavy vehicles passing through Fowlmere could have a detrimental impact on the tunnel that is located under the B1368 in Fowlmere in the vicinity of the war memorial, traffic to and from the site, along with the noise associated with loading/unloading and drying operations, will lead to the loss of tranquility in the vicinity of the village.
17. In accordance with the District Council's scheme of delegation these concerns were considered by the Chair of the Planning Committee and the Head of Development Management on 12 December 2017.
18. As a result of the scale of the proposal and the level of interest it was considered appropriate to elevate the decision to one by the District Planning Committee.
19. Further comments raised concerns in relation to an amended site plan in which further objections were raised in which it was considered that the Landscape and Visual Impact Assessment (LVIA) fails to recognise the effect that a building of this scale will have on the landscape, the proposal will have an adverse effect on the openness of the Green Belt, the local lead flood authority have raised issues regarding drainage which is a significant problem in this area and bore holes have been taken which provides drinking water; there is a concern that this water could be contaminated.
20. Full comments received from the Local Parish read:
"The amendments to this application do not alter the Parish Council's objections to

this application (already submitted). The Parish Council reiterates its recommendation to refuse this application, on the following grounds:

- *Its visual intrusion into an important landscape area and Green Belt;*
- *The pre-application advice (on which the choice of site for the grain store was entirely based) was inaccurate and unsound;*
- *It will create unnecessary heavy traffic use of the junction of Fowlmere Road and the B1368, with associated environmental issues. In addition, the Parish Council would like to add the following reasons for refusal, based on the new documents added to the planning application:*
- *The Landscape & Visual Impact Assessment (LVIA) fails to recognise the effect that a building of this scale will have on the surrounding landscape, and claims that the site has “medium susceptibility to accommodate change”. The key characteristics of the landscape (as noted in the LVIA) are of open, rolling, arable land; therefore, the site has a **high** susceptibility to change from a building of this magnitude. The trees and shrubs to be planted around the building will take a significant time to grow to a height where they will mask the structure, and even when they do, the vegetation itself will consist of a massive interruption to the rolling landscape, as will the proposed 5m high acoustic bund.*
- *The Development Control Policies Development Plan (July 2007) states that “Any development considered appropriate within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt”. The proposed development will certainly have such an adverse effect on the openness of the landscape, and so should not be permitted.*
- *The Parish Council agrees with the recommendation of the Lead Local Flood Authority in recommending refusal. Drainage in this area is a significant problem, as can be seen by the large amounts of standing water on Fowlmere Road (adjacent to the application site) after any heavy rainfall.*
- *No account seems to have been taken of three boreholes in the immediate vicinity, at least one of which provides drinking water for the residents of Orchard Farm. The presence of a chemical store on the application site, together with farm machinery and grain dust, leaves the possibility of contamination of these water supplies, which does not seem to have been addressed anywhere in the application.”*

21. **Local Highway Authority** - Conditions recommended for attachment in respect of the access layout, the levels and materials of the access and an informative relating to works within the Public Highway.
22. **Landscape Officer** - No objection with this development subject to landscape conditions and clarification of landscape concerns based on revised and resubmitted drawings and documents. Drawings/Reports included within the application: Landscape and Visual Impact Appraisal December 2017, Proposed Grain Store Site Layout 092-200 Rev K, Landscape Strategy Plan 1968 A2 0, Noise Impact Assessment RP01-17264, Proposed Building D 15-203-36-V4. Conditions recommended for attachment.
23. **Ecology Officer** - The application site predominately consists of an arable field with semi-improved grass margin and species poor hedges. The development footprint will mostly be within the arable field with the marginal habitats left largely intact or in some cases strengthened. The application site is within the impact zone of local SSSI's; however Natural England have commented that they are satisfied that the application will not adversely impact nearby SSSI's; therefore they should be of no further material concern.

24. The Preliminary Ecological Appraisal (PEA) submitted with the application has presented adequate evidence that the ecological impacts of the application will be minimal. A series of minor avoidance and mitigation strategies will remove any residual risk of the disturbance or harm to protected species, and the landscaping scheme proposed will help to deliver biodiversity enhancement across the site.
25. Conditions and informatives are recommended for attachment.
26. **Natural England** - No objection. Natural England is satisfied that the proposed development will not damage or destroy the interest features of nearby SSSI sites.
27. **Trees Officer** - I have no arboricultural objections to this application. No further existing tree information is required.
28. **Asset Protection National Grid** - No objection. The pipelines officer has asked for the pipeline to be physically marked up on site ahead of the work taking place. Your applicant can arrange this by calling Cadent Gas.
29. **Environment Agency commented** - No objection in principle. Offer informatives for attachment.
30. **Local Lead Flood Authority** - At present we are unable to support the proposals for the following reasons:
 1. It is unclear how the infiltration rates have been determined. Appendix 6 (soakaway testing) of the Flood Risk Assessment & Drainage Strategy (prepared by Enzygo, ref: SHF.1027.002.HY.R.001.A) dated December 2017 has a number of spreadsheet errors which means the infiltration rate is not shown. Furthermore, only one test per pit has been undertaken rather than 3 as required for the testing to be in accordance with BRE365. Furthermore, of the details that are shown in Appendix 6, the 'time to fall to 25% effective depth' is shown as 'n/a'. Given that the water didn't fall to 25% effective depth on the first test (and a total of three per pit are required), it is unlikely that infiltration alone will provide a suitable means of surface water disposal.
 2. The half drain time of the attenuation feature is shown to be 8532 minutes for the 1 in 100 AEP event. This is almost 6 times longer than the recommended 24 hours (1440 minutes). Whilst it is appreciated that a wetland will have a permanent water body, the feature should be sized appropriately to take account of water arising from subsequent storm events.
31. **Drainage Officer** - The development proposed is acceptable subject to the imposition of a condition requiring details of the maintenance and management of a surface water drainage scheme.
32. **Contaminated Land Officer** - There are no immediately evident environmental constraints and the proposed use is not one which is particularly sensitive to the presence of contamination, therefore no condition is required.
33. **Archaeology Officer** - Our records indicate that the site lies in an area of high archaeological potential. We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a condition.

34. **Environmental Health Officer** - Conditions and informatives recommended for attachment in respect of protecting residential amenity.

Representations

35. Letters of objections were received from approximately 40 local residents, a summary of these objections are:
- 1) Concerned at the mass, particularly height.
 - 2) The noise when the dryers are running in the summer evenings when windows are open.
 - 3) Pollution from the dust and increased traffic movements
 - 4) Traffic movements from lorries and large tractor trailers which may also come through the village which has small windy narrow roads.
 - 5) Damage to carriageway and verges. Damage to drainage
 - 6) Significant visual impact on tranquil open chalkland landscape which will harm the principle value of the landscape character
 - 7) The proposed screening will be inadequate to mitigate the scale of the proposal and will take years to properly establish itself. The proposed species of planting are also considered to be inadequate.
 - 8) The bund would be an alien feature within the landscape
 - 9) The proposal could set a precedent for future large agricultural structures
 - 10) The proposal will cause an adverse effect on the rural character and openness of the Green Belt
 - 11) Floodlights that may be required will lead to light pollution
 - 12) The proposal will undoubtedly require signage for safety reasons which will leave to more visual intrusion
 - 13) Unacceptable noise impact from a 24/7 *and constant* 45-60 decibels
 - 14) A small grain store was previously refused in the area and to approve this would be unfair
 - 15) Operating hours conditions should be applied to safeguard residential amenity
 - 16) Paragraph 88 of the NPPF requires that substantial weight be given to any harm to the Green Belt. Very special circumstances to approve must outweigh harm through inappropriateness and any other harm.
 - 17) A Planning Inspector (APP/W0530/17/3179152) has recently judged on another site within the district that “even if substantial landscaping was planted, it would take time to mature and consequently there would be extensive short term harm to the visual amenity of the area”. This is equally true in this case, although the harm would be worsened by the scale of the development and its Green Belt location. Furthermore, the inspector judged that “the need to hide the development behind extensive landscaping is an indication that it is inherently inappropriate in this context”.
 - 18) No evidence has been provided that the existing operation causes any significant environmental harm requiring relocation or any other significant benefit. Alternatively, the existing site is large enough that it could be redeveloped should a larger facility be required
 - 19) Given the parallel applications submitted, the main driver for the relocation appears to be the freeing up of the existing site for residential redevelopment and the benefit of such housing is the only remaining purported justification for relocating the grain store facility. The NPPG makes it clear that unmet housing need is unlikely to outweigh harm to the Green Belt. The proposed relocation of the grain store cannot therefore be justified on the basis of housing need as the harm to the Green Belt outweighs the benefits
 - 20) There will be a disaster for wildlife and the conservation area near by.

- 21) The applicant's Design & Access Statement makes very brief reference to alternative sites being considered for the grain store but with no detailed explanation as to why they were discounted. Out of the three, the site on the Cambridge Road (B1368), but referred to in the D&A Statement as Newton Road, seems preferable. Another potentially more suitable location would be the land immediately to the north of the existing Thriplow Farm buildings on Brook Road
 - 22) A similar application for a, much smaller, grain store very close to the proposed site, in fact diagonally opposite, (S/0374/06/F) was refused in 2006 on the grounds of an unacceptably large building "...which would have an adverse effect on the character and local distinctiveness of landscape character areas.." and "...Given the above harm to the rural character of the area that has been identified the application fails to demonstrate that this development is essential in this particular rural location and that a less visually damaging site is not available." Exactly the same argument applies here.
 - 23) The Noise impact assessment appears to use an out of date map
 - 24) Can't see an Environmental Impact Report which I understood to be a normal part of an application of this size.
 - 25) "The nature of the proposals means that without permission for all three applications, none of those which receive consent can be implemented." Also, "All three of the proposals amount to incursion into the Green Belt, with accompanying visual and biodiversity impact."
 - 26) The site is close to a conservation area
 - 27) I would not have any objection to the replacement of a new grain store on the existing site at Thriplow
 - 28) The site of this proposed grain store needs to be closer to a main road.
 - 29) Paragraph 3 confirms that the proposed site area will increase by some 50% Such amendment is hardly insignificant but they point out that the floorspace of the proposed buildings remains unchanged. Surely the increased size of the proposed site implies that there will be a need for more trees to surround it.
 - 30) What guarantees are there that it will not be used on a commercial basis by other farmers?
 - 31) The location of the site, on the East side of the road, creates the visual impression of ribbon development in a rural location.
 - 32) Applications in the immediate vicinity were refused or severely restricted in height and expansion including having to dig underground to reduce impact and yet this proposal is significantly higher.
 - 33) The transport statement is missing a number of details.
 - 34) Traffic movements should be restricted
 - 35) The applications require EIA screening
 - 36) The applications should be considered together with S/3567/17/FL and S/3591/17/FL as they are all interlinked.
34. Letters of support were received from approximately 11 local residents, a summary of these comments are:
- 1) The new farm buildings will be enclosed having less of an impact on local residents.
 - 2) Traffic movements will reduce from Thriplow reducing congestion
 - 3) The new premises will be fit for purpose and help provide for future farming requirements
 - 4) The new buildings will have a much improved environmental impact.
 - 5) Well away from the villages and being a new build should have all the latest environmental safeguards in place to keep dust and noise levels low.

- 6) A good easy access site
- 7) Agricultural development should be permitted within the green belt, especially when there are further benefits to be had within the local community on the local infrastructure and on improved environmental conditions surrounding the site.
- 8) There's plenty of space out there at the new location for planting and acoustic bunds. It seems the ideal location for a new grain store, out of the village and in the countryside where it belongs.
- 9) The layout of the new site is 50% smaller than the existing site.
- 10) New employment opportunities will also help those in the building trade associated with the development and continuing work for those involved in the upkeep and care of these areas for some time to come.

Site and Proposal

36. The application site measures 1.8 ha and is located on the north-eastern side of Fowlmere Road, approximately 1.2km north-west of Thriplow and 340m north of Orchard Farm. The field in which the proposal site is located is currently used for arable production. The site is largely flat, located within a slight depression in the topography of the area, with the fields rising to the north and south. The site is located outside of the village framework and in the open countryside. It is located in the Green Belt. There is a public footpath located 400m west of the site. A tree preservation order runs along the western boundary. The site lies in Flood Zone 1.
37. The proposal seeks planning permission for construction of a new grain store and creation of an access from Fowlmere Road together with planting and formation of an acoustic bund.
38. The grain store facility comprises three buildings, two silos and associated infrastructure. Building A is a 108m by 30m compartmented building with shallow pitched roof housing grain. The grain compartments are accessed via the southern elevation. The building is 8.5 m to eaves and 13m to ridge. A 12m section on the western end is higher at 13.5 m to the eaves and 18m to the ridge will accommodate drying machinery. The proposed grain store will have a footprint of approximately 2,500sqm and is intended to accommodate 9,000 tonnes.
39. Building B to the south west and in front of Building A has a ridge height of 10m and measures 6m from ground level to the eaves with a footprint of 1400 sq m. The building would be set back 70m from Fowlmere Road and is proposed to accommodate agricultural vehicles and equipment.
40. Building C is a small mono pitched building on the northern boundary which is proposed to house fertiliser.
41. There will also be two silos 13m high which will sit on the north side of Building A adjacent to the higher section connected by grain conveyor belts. A rainwater harvesting water tank with a capacity of 5,000 litres is located to the south of Building B and a new weighbridge is located on the northern side of the site. On the southern border of building B are proposed 5 liquid fertiliser tanks.
42. A 5m high bund is also proposed to be created on the northern boundary from soil excavated from the site. The bund will be 90.6m by 17.15 metres. An area of tree planting will be planted on the frontage to Fowlmere Road. Concrete hardstanding will be created to cover the footprints of the buildings and in addition a section along the southern boundary of the grain store building A, which will be 21 m wide.

Hardstanding will also be created between the access and building C up to the silos. A new access will be created via Fowlmere Road where there is currently a gap in the hedgerow for agricultural vehicle access.

Planning Assessment

Impact on the Green Belt/Principle of development:

43. Applications are to be determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The adopted Development plan comprises South Cambridgeshire Core Strategy DPD, 2007 and Development Control Policies DPD, 2007.
44. The emerging Local Plan comprises the South Cambridgeshire Local Plan, Proposed Submission Version, July 2013 and associated Policies Map.
45. The main issues which were raised in a number of representations received are:
 - Whether the proposal is inappropriate development for the purposes of the framework
 - The effect of the proposal on the openness of the Green Belt
 - If the proposal is inappropriate development, whether the harm to the Green Belt by reasons of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify it
46. Policy ST/1 of the Local Development Framework Core Strategy states that a Green Belt will be maintained around Cambridge. Amongst other things, the purposes of the Cambridge Green Belt are to maintain and enhance the quality of Cambridge's setting and to prevent communities in the environments of Cambridge from merging into one another and with the city. Moreover, in defining the Green Belt, regard will be given to the special character of Cambridge and its setting, including amongst other things, the distribution, physical separation, setting, scale and character of Green Belt villages and a landscape that retains a strong rural character.
47. 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 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 most types of development can only be permitted in exceptional circumstances. Such exceptional circumstances will be regarded as Departures from the Development Plan and will only be permitted where other considerations outweigh harm to the Green Belt. It is not sufficient justification to override Green Belt policies because a development would be inconspicuous or would not harm the site or locality.
48. Section 9 of the NPPF seeks to protect Green Belt land. Paragraph 80 of the NPPF sets out that the Green Belt serves 5 purposes, including to check unrestricted sprawl of large built up areas, to safeguard the countryside from encroachment and to preserve the setting and special character of historic towns.
49. Paragraph 87 of the NPPF states that inappropriate development, is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 of the NPPF states that 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.

50. Paragraph 89 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt with some exceptions. The first stated exception to this is "buildings for agriculture and forestry". Therefore, the buildings are considered to be appropriate development. Paragraph 90 of the NPPF states that certain other forms of development are also no inappropriate provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. This includes engineering operations. Due to the size of the bund in question, this is not considered to be an exception as its size will have an affect on the openness of the Green Belt. The bund is therefore considered to be inappropriate by definition which would be considered to require very special circumstances. The additional hardstanding would also be considered to be inappropriate development so as to require very special circumstances to be shown.
- 51 The site lies outside of Foxton Village Framework and within the open countryside. Under policy DP/7 of the LDF outside of village frameworks, development for agricultural purposes is permitted and therefore the principle of development in relation to the open countryside is acceptable.

Other Harm

Impact on the landscape and character of the area

- 52 The importance of the landscape is reflected in the National Planning Policy Framework adopted 2012 (NPPF) which in paragraph 109 states the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscape. This is also echoed through paragraph 17 which recognises the intrinsic character and beauty of the countryside. This is echoed in Policy NE/4 (Landscape Character Areas) of the LDF and policy NH/2 (Protecting and Enhancing Landscape Character) of the draft Local Plan. The aims of the policy are to ensure development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area.
- 53 Policy DP/2 of the LDF states that all new developments should preserve or enhance the character of the local area; conserve or enhance important environmental assets of the site; and be compatible with its location in terms of scale, mass, form, siting, design and materials.
- 54 Policy DP/3 of the LDF states that planning permission will not be granted where the proposed development would, amongst other criteria, have an unacceptable adverse on village character, the countryside and landscape character.
- 55 The Site is located south east of the village of Foxton and approximately 0.6 miles north of the village of Fowlmere, east of Fowlmere Road. The Site, which is rectilinear and covers an area of 2.734Ha, forms part of a larger arable field. The Site boundaries to the north, east and south are open, adjoining arable fields. The west boundary adjoins Fowlmere Road, with scattered trees in hedgerow and grass verge running just outside the Site boundary.

- 56 The site is located in the Chalklands landscape which is described as a broad scale landscape of large fields, low trimmed hedgerows and few trees. There is a distinctive landform of smooth rolling chalk hills and a gently undulating plateau. The site is located at the base of a 'valley' with land rising gently to the north and south. The site itself is relatively flat and partially shielded from wider views by a tree belt to the north of the neighbouring field.
- 57 Concerns were raised by local residents and the Parish in respect of the proposal and its impact upon landscape character as a result of its proposed scale mass and height. A landscape and visual impact appraisal was submitted as part of the application which notes that the Site is assessed as making a positive contribution to the local landscape character. It summarises that "The existing visual amenity of the Site within the context of Landscape Character Area 2: Chalklands has been assessed to offer good visual amenity, where the quality of the existing views is such that there are a number of incongruous elements and local people are likely to be indifferent to the view."
- 58 It notes that a number of measures have been proposed to mitigate the impact of the proposal on the landscape which include:
- Use of appropriate colour and finish of building materials to be recessive in the landscape (for example: colour goose wing grey and green).
 - Creation of a new mixed woodland area to the west of the Site to help soften long views from the west and from the adjacent Fowlmere Road.
 - Creating linear tree belts along Site boundaries to soften views and provide some filtering of the proposed units from the north, south and east.
 - Areas of proposed species-rich grassland in the remaining grassed areas as well as the drainage area to the east of the Site.
- 59 Officers note the point raised in local representations in respect of the direction given regarding assessing visual amenity and landscaping which have been considered as part of this application. Officers also have considered the view that the proposal may give the impression of a ribbon of development along the east side of Fowlmere Road.
- 60 The appraisal concludes that "Although the Site itself is open, the visual effects are largely confined to 1km of the Site, with the most apparent effects in close proximity to the Site, but reducing with distance. Longer views are possible from Mill Road and the A10. In all instances proposed vegetation will (in time) help to mitigate the effects of the new structures, however the proposals will be most apparent in the early years following construction, eventually settling in to the rural setting over time."
- 61 The Landscape Officer agrees with the applicant that the proposed new agricultural development would ultimately be in keeping with the local area. The consultee considers that upon construction, with landscape mitigation works, the effects would be substantially adverse due to its size and immaturity of planting. However, over a period of years the planting around the development would develop and mature and the effects would be then reduced to neutral – in keeping with the character of the area. This view includes the proposed bund which is considered by local residents to be an alien feature to the landscape, but which will be screened from public views by the boundary landscaping.
- 62 The landscape officer also considers that with appropriate landscaping which respects the local landscape character and as per landscape mitigation measures the development would have an acceptable impact upon the openness. Whilst a loss of openness cannot be avoided per se, the proposed mitigation by way of planting and

additional landscaping will reduce the apparent loss of openness by providing a degree of screening to the building which will reduce the impact over time. Nonetheless this loss of openness must constitute a level of harm and weighs against the development.

- 63 It would be reasonable to condition further details of the hard and soft landscaping as well as a landscape management plan with management responsibilities and maintenance, boundary treatment and materials of the buildings to ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2, DP/3, NE/4 and NE/6 of the adopted Local Development Framework 2007.
- 64 It is therefore considered the development will not cause significant harm to the landscape, character of the area sufficient to sustain a refusal of the application.

Ecology, Trees and Hedging

- 65 Concerns have been raised in respect of the potential impact of the proposal upon local wildlife. The Ecology Officer has no objections to the application. The Preliminary Ecological Appraisal (PEA) submitted with the application has presented adequate evidence that the ecological impacts of the application will be minimal. A series of minor avoidance and mitigation strategies are considered to remove any residual risk of the disturbance or harm to protected species, and the landscaping scheme proposed will help to deliver biodiversity enhancement across the site.
- 66 Two conditions are recommended; the first to ensure that there is no removal of hedgerows trees or shrubs at times that may disturb nesting birds. The second condition requires prior to the commencement of development a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. It would be reasonable to add these two conditions to ensure statutory and non-statutory protected species are protected and ensure biodiversity enhancement in accordance with policy NE/6 of the adopted LDF 2007 and the NPPF 2012.
- 67 The Trees Officer has no objections to the application and has not recommended any conditions or informatives for consideration.

Residential Amenity, Noise, and Lighting

- 68 The application is for full planning permission and as such officers need to be satisfied that the site is capable of accommodating the amount of development proposed, without causing significant or adverse impact on the residential amenity of occupiers of adjacent properties and future occupiers of the site.
- Occupiers of local residential properties
- 69 A number of concerns have been raised by local residents in respect of the potential impact upon residential amenity. There is considered to be an acceptable degree of separation from the proposed development to the closest dwellings so that would be no issues in respect of significant overshadowing or overbearing impact in accordance with policy DP/3 of the adopted LDF 2007.
- 70 Representations have also raised concerns most significantly in relation to the potential noise that may be caused, both from additional collections and deliveries within the area but mainly in respect of the grain dryers. In addition further concerns have been raised relating to possible pollution that may be caused by increased dust

in the area and increased traffic.

- 71 The nearest residential property is approximately 550m away from the application site. Formal consultation was undertaken with the Environmental Health team to assess the potential impacts upon this and other local residences. No objection has been raised by Environmental Health Officers but conditions have been recommended which would restrict the use of the grain dryer, (specifically restricting their use to certain hours and use per calendar year). Further conditions limit the number of deliveries, requiring forklift trucks to use reversing alarms, prevent the burning of waste and limit the construction working hours.
- 72 Officers consider that the suggested conditions would be reasonable for attachment in accordance with policy DP/3 of the adopted LDF 2007 with the exception of the burning of waste condition, which is not considered to pass the tests of Paragraph 206 of the NPPF which require all conditions to be necessary, relevant to the development, enforceable, precise and reasonable in all other respects.
- 73 Officers note that concerns were raised in the representations in relation to floodlighting that could not only affect the character of the area but also residential amenity. A condition which would require details of any proposed light is considered reasonable for attachment to ensure that there is no significant harm caused by any proposed lighting in accordance with policy DP/3 of the adopted LDF 2007.
- 74 Subject to conditions it is considered that the proposal would be in accordance with policy DP/3 of the adopted LDF 2007.

Highway Safety

- 75 A number of concerns were raised in relation to Highways issues which related to deliveries to the area and to potential safety issues of slower vehicles delivering to the site itself. The Highways Authority raises no objection to the proposal in regard to highway safety however.
- 76 Conditions are requested by the Local Highway Authority in relation to the approval of a specific plan that detailed the access layout, falls and levels of access (to prevent run-off), the proposed accesses is constructed using a bound material for the first 15 metres which it would be reasonable to condition in the interest of highway safety in accordance with policy DP/3 of the adopted LDF 2007.
- 77 Concerns were also raised in relation to the potential damage to verges that may be caused by the heavy traffic. Officers are satisfied that the conditions relating to the access will ensure that this is not a significant issue.

Flood Risk and Surface Water Drainage

- 78 The site lies in Flood Zone 1. The Environment Agency was consulted and raised no objections to the proposed development.
- 79 The Lead Local Flood Authority are objecting to the application as further technical information is required as the proposed method of to discharge surface water is by infiltration and therefore site specific testing is required. It is considered however that a condition relating to surface water drainage would be sufficient to accommodate this concern in accordance with policy NE/9 of the adopted LDF 2007.
- 80 The Council's Drainage Manager has not objected to the current information

submitted but has requested a condition requiring details of the maintenance and management of a surface water drainage scheme which would be justified for attachment in accordance with policy NE/9 of the adopted LDF 2007.

Contamination

- 81 The Contaminated Land officer has considered the proposal and commented that there are no immediately evident environmental constraints and the proposed use is not one which is particularly sensitive to the presence of contamination, therefore no condition is required. Officers consider the proposal is therefore in accordance with Policy DP/1 of the adopted Local Development Framework 2007 in this regard.

Archaeology

- 82 The comments of CCC archaeology are acknowledged. A condition requiring a programme of archaeological investigation to be secured prior to the commencement of development is recommended in accordance with policy CH/2 of the adopted LDF 2007.

Other Matters

- 83 Local residents have raised concerns that the application will set a precedent for further large agricultural buildings in the area and that a previous application for a smaller grain store in the area was refused which would be unfair if this was approved. Officers have checked the planning history and note that the previous application referred to was considered under a previous local plan which contained a different suite of policies. In addition, the application site in question, for the 2006 application referred to, had no screening available which is considered materially different to the present application site.
- 84 Each application has to be considered on its own merits with the current national and local plan policies available and as such it is not considered that the two sites are comparable.
- 85 A concern was also raised in the representations regarding possible signage. Any signage details will be considered under a separate application and in accordance with the Advertisement Regulations 2007. This point cannot therefore be given significant weight in the assessment of this application.
- 86 Representations raised issues in relation to the application being considered in connection with two other applications made by the same applicant. It is stated in the representations that this application would not be needed if the applicant were to use the site that the existing grain store occupies, and that this application should not be considered in relation to any housing need issues that the other applications may seek to address. This application is a full application which must be considered on its own merits. While the applications are plainly interlinked, it is considered that even if planning permission for the housing were refused (and so the applicant could in theory continue to use the existing grain store), the proposed development would have significant advantages over the current grain store and the balance of the relevant considerations would nonetheless weigh in favour of granting planning permission for the reasons set out below.
- 86 The new grain store will provide new storage and drying facilities to provide increased required capacity. Currently the existing grain store does not have enough capacity to store all of the grain produced and only have capacity for 6,000 tonnes of grain

which forces sale at the point of harvest when the price for grain is at its lowest. This lack of capacity affects the viability of the farm which the new grain store building will enable and is a significant economic benefit. It will also improve their logistics, increasing flexibility to store produce and the new building will reduce energy costs compared to the existing building.

- 87 The proposed grain store will have 9,000 tonnes of capacity which will enable the business to increase their production. Purpose built buildings will enable the business to maintain crop quality in a more efficient manner than the existing building and adapt to legislation over the coming decades. Thriplow Farms own 900 acres of land which is classed as Grade II land. However, there is no alternative lower quality of land available. This site has better access and wider road network than the existing site which has a narrow road network off Lodge Road as well as logistical difficulties with the existing site which this new development will provide.
- 88 If planning permission for the housing is granted and the existing grain store could no longer be used that would be an additional factor weighing in favour of the grant of planning permission. The housing scheme would also provide economic and social benefits through much needed housing. Moderate weight can also be given the economic benefits of creating jobs during construction and to the use of local services and facilities from the housing development. Officers are therefore satisfied that their ultimate recommendation in respect of this application is affected by the outcome of the two other applications referenced in the planning history section.
- 89 A number of suggestions were made in the application that the grain store should consider other locations and be sited closer to the main road. The assessment of this application can only consider the proposal in question and as such these suggestions cannot be considered.
- 90 The concerns raised that the site is "close" to a conservation area (approximately 1.5km away), that the amendment to the application in respect of the application site was too large, and that the store may be used by other farmers are not points that officers consider would be afforded any significant weight in the assessment of this application.
- 91 Finally, Officers note that in 2005 an outline planning application for residential development of a site in Thriplow, where the current grain store is situated, was refused on the grounds that the redevelopment of the site would result in the local farm needing to replace the buildings in the Green Belt that were currently used for farming purposes, which would detract from the openness and character of the Green Belt. Officers also note that the displacement argument also only formed part of the reason for the refusal of the whole scheme. Members now have a detailed proposal in front of them and this can be fully assessed on its individual merits.

Very Special Circumstances

- 92 The bund will provide a specific function of reducing the noise impacts from the grain dryer fans, attenuators and air cooling fans which will mitigate the noise impacts to local residents. In addition the bund itself will be shielded from view by additional boundary planting. Public views of the bund will be limited by the existing tree belt on the site which is well established. The additional hardstanding will also be shielded by additional linear tree belts along the side boundaries and the existing tree belt.
- 93 National planning policy in relation to the rural economy is set out in paragraph 28 of the Framework. The Framework states that "planning policies should support

economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- Promote the development and diversification of agricultural and other land based rural businesses..."

- 94 The bund and hardstanding will facilitate the ability of the grain store to operate at full capacity and for full use of the business. This in conjunction with the noise mitigation measures will provide that will be to the benefit of local residents. Purpose built buildings on a new site will enable the business to maintain crop quality in a more efficient manner than the existing building and adapt to legislation over the coming decades. Thriplow Farms own 900 acres of land which is classed as Grade II land. However, there is no alternative lower quality of land available. This site has better access and wider road network than the existing site which has a narrow road network off Lodge Road as well as logistical difficulties with the existing site which this new development will provide and is of significant benefit to the business.
- 95 The new grain store will provide new storage and drying facilities to provide increased required capacity. This lack of capacity affects the viability of the farm. The development will enable the continued economic success of the business and provide further jobs to the local economy which is a public benefit considered to amount to very special circumstances.

Planning Balance

- 96 The application for the Grain store alone in Green Belt terms is not inappropriate by definition. The acoustic bund and additional hardstanding, which is necessary to facilitate the grain store, however are considered inappropriate by definition. Therefore very special circumstances are required to be considered in the balance and have been demonstrated. The new grain store will provide new storage and drying facilities to provide increased required capacity. This lack of capacity affects the viability of the farm.
- 97 Thriplow Farms own 900 acres of land which is classed as Grade II land. However, there is no alternative lower quality of land available. This site has better access and wider road network than the existing site which has a narrow road network off Lodge Road as well as logistical difficulties which this new development will provide and is of significant benefit to the business. The purpose built buildings on a new site will enable the business to maintain crop quality in a more efficient manner than the existing building and adapt to legislation over the coming decades. The development will enable the continued economic success of the business and provide further jobs to the local economy which is a public benefit considered to amount to very special circumstances.
- 98 Officers are content that over time the development could be satisfactorily assimilated in to the landscape, but acknowledge that there will be a loss of openness. However, such a loss of openness is inevitable with any grain store of this size. No other harm has been identified that cannot be satisfactorily mitigated by way of conditions.
- 99 The loss of openness is not considered sufficient on its own to justify a reason for

refusal of the scheme.

- 100 If the housing application, S/3591/17/FL is permitted this would also provide economic and social benefits through much needed housing. Moderate weight can also be given the economic benefits of creating jobs during construction and to the use of local services and facilities from the housing development.
- 101 On balance, planning permission should therefore be granted.

Recommendation

- 102 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; and

(a) 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.)

(b) The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Site Redline Boundary 092-205 Rev. No. B

Site Layout 092-200 Rev.No K

Proposed Grain Handling 15-203-12d V4

Proposed Revised Building A 15-203-34w V4

Proposed Revised Building B 15-203-35

Proposed Building D 15-203-36 V4

Landscape and Visual Impact Appraisal December 2017, Proposed Grain Store Site Layout 092-200 Rev K,

Landscape Strategy Plan 1968 A2 0, Noise Impact Assessment RP01-17264, Proposed Building D 15-203-36-V4

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

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

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

(d) The access layout as shown on approved plan 1709-17-PL01 shall be fully constructed and completed to the satisfaction of the Local Planning Authority before site is occupied for proposed use.

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

(e) The proposed access hereby approved 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 and shall be constructed using a bound material, for the

first fifteen metres from the boundary of the adopted public highway into the site, 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 2007.)

(f) Prior to occupation full details of both hard and soft landscape works shall be 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. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants, noting species, plant sizes and proposed numbers/densities and implementation programme.

(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.)

(g) All hard and soft 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. 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.)

(h) Prior to the occupation of the development a landscape management plan covering a minimum of 5 years, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure that the landscape of the development becomes well established and is satisfactorily managed and maintained in the long term in the interests of the visual amenity of the area and in accordance with Policies GB/1 and GB/2 of the adopted Local Development Framework 2007.)

(i) Prior to occupation of any part of the development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. 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 green belt in accordance with Policy GB/2 and DP/2 of the adopted Local Development Framework 2007.)

(j) No external lighting shall be used on the site until a lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting, has been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation, full isolux contour maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles, angle of

glare) and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) 'Guidance Notes for the Reduction of obtrusive Light'. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details.

(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.)

(k) No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

(l) Prior to the commencement of the development a scheme of biodiversity enhancement shall be submitted and agreed by to the local planning authority in writing. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

(m)No building hereby permitted shall be occupied until details of the maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. 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 scheme shall be implemented and thereafter managed and maintained in accordance with the approved details for the lifetime of the development.

(Reason - To ensure a satisfactory method of surface water drainage and management to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

(n) No demolition/development shall take place until a written scheme of archaeological investigation (WSI) has been submitted to and approved in writing by the local planning authority. 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:

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

The works agreed in the WSI shall then be carried out in accordance with the agreed timetable and shall be fully completed in accordance with the agreed details.

(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.)

(o) No deliveries shall be received or dispatched, laden or unladen from the site outside the hours of 07:30hrs to 17:00hrs each day.

(Reason - To ensure a satisfactory level of amenity for the locality, especially for people living and/or working nearby in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

(p) Collections and deliveries to the application site not exceed more than 85 collections/deliveries per week with no more than 20 deliveries or collections on any one day.

(Reason - To ensure a satisfactory level of amenity for the locality, especially for people living and/or working nearby in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

(q) Any forklift trucks that are used on the site shall be fitted with white noise reversing alarms which shall be operational at all times of use.

(Reason - To ensure a satisfactory level of amenity for the locality, especially for people living and/or working nearby in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

(r) The Grain Dryers hereby permitted shall be limited to use on only 20 days per calendar year and shall not to be operated between the hours of 23:00 and 07:00.

(Reason - To ensure a satisfactory level of amenity for the locality, especially for people living and/or working nearby in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

(s) No construction site machinery or plant shall be operated, 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 ensure a satisfactory level of amenity for the locality, especially for people living and/or working nearby in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

Informatives

(a) Construction site noise

To protect the amenities of occupiers of other premises in the vicinity, attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. The applicant is specifically advised to seek approval for any proposed piling operations.

(b) Statutory nuisance

The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the

remit of part III of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service.

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

(d) The applicant is advised that the area of grass around the proposed development site should be mown/strimmed as short as possible before and during construction to ensure it remains/becomes unfavourable for reptiles; Stored materials (that might act as temporary resting places) are raised off the ground eg on pallets or batons; and any rubbish is cleared away to minimise the risk of reptiles using the piles for shelter; Trenches or excavations are backfilled before nightfall or a ramp left to allow reptiles to escape; Building work should (ideally) be carried out during the summer months, when reptiles are more likely to move away from danger and therefore less likely to be harmed; If reptiles being found, work must stop immediately and ecological advice taken on how to proceed lawfully from Natural England (0300 060 3900) or an ecological consultant.

(e) The applicant is advised to contact cadent gas prior to any development taking place on site to ascertain the exact location of the pipeline below the site which should be physically marked up on site ahead of any work taking place.

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 Core Strategy (adopted Jan 2007)
South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
Planning File Ref: S/3566/17/FL

Report Author:	Alison Twyford	Senior Planning Officer
	Telephone Number:	01954 713264