

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

24 April 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/3591/17/FL

Parish: Thriplow

Proposal: 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

Site address: Thriplow Farm, Lodge Road, Thriplow, SG8 7RN

Applicant(s): Hill Residential Ltd and Thriplow Farms Ltd

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

Key material considerations: Housing Land Supply
Principle of Development
Scale of Development and Impact on Services and Facilities
Housing Density
Affordable Housing
Market Housing Mix
Developer Contributions
Impact on the Green Belt
Impact on landscape, village character, protected village amenity area and Heritage assets
Loss of Employment
Ecology, Trees and Hedging
Residential Amenity, Noise, Emissions and Lighting
Highway Safety and Parking
Flood Risk, Surface Water Drainage and Foul Water Drainage
Contamination
Archaeology
Planning Balance

Committee Site Visit: 6 February 2018

Departure Application: Yes advertised as a departure on 25 October 2017

Presenting Officer: Lydia Pravin, Senior Planning Officer

Application brought to Committee because: The recommendation of officers conflicts with that of the Parish Council and approval would represent a significant departure from the Local Plan

Date by which decision due: Extension of time until 25 April 2018 to facilitate the Section 106 agreement

Executive Summary

1. In determining planning applications for new housing development given the fact that the District cannot currently identify a five year supply of housing land supply, the balancing exercise is directed in favour of granting permission in accordance with the guidance in paragraph 14 of the National Planning Policy Framework (NPPF). This states that in balancing all of the material considerations, planning permission should be granted unless any adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits when assessed against the policies of the Framework taken as a whole or specific policies in the Framework indicate development should be restricted.
2. Paragraph 7 of the NPPF states there are three dimensions to sustainable development: economic, social and environmental and that these roles should not be undertaken in isolation because they are mutually dependant, and to achieve sustainable development gains should be achieved jointly and simultaneously.
3. This report sets out a number of benefits that would result from the development. These are set out below: -
 - a) The provision of 36 dwellings towards housing land supply in the district based on the objectively assessed 19,500 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector and updated by the latest assessment of housing delivery (in the housing trajectory December 2017).
 - b) The provision of 14 affordable dwellings towards the identified need across the district.
 - c) Provision of a public footpath along Lodge Road and on the corner of Fowlmere Road including widening of Lodge Road
 - d) The introduction of a new boundary edge along the western edge through the inclusion of trees, woodland and hedgerows
 - e) Developer contributions towards education, sports, formal children's play space including transfer of land to South Cambridgeshire District Council, indoor community space, museum/artefacts, including a Local Road Traffic Order to reduce the speed limit in the village to 20mph and section of Farm Lane between Mill Lane and Lower Street be made one way through signage
 - f) Employment during construction to benefit the local economy
 - g) Greater use of local services and facilities to contribute to the local economy.
4. Significant weight can be attached to the provision of 36 dwellings including 40% affordable housing to meet the lack of housing supply in the district in accordance with the guidance in the NPPF.
5. Significant weight can also be attached to the provision of a public footpath along Lodge Road and on the corner of Fowlmere Road as well as widening of Lodge Road. Significant weight can be given to the introduction of a new boundary edge along the western edge through the inclusion of trees, woodland and hedgerows as well as developer contributions towards education, sports, formal childrens play space, indoor community space, museum/artefacts including a Local Road Traffic Order to reduce the speed limit in the village to 20mph and section of Farm Lane between Mill Lane and Lower Street be made one way through signage.

6. Moderate weight can be attached to the provision of employment during construction and the impact upon local services from the development.
7. This report sets out a number of adverse impacts that would result from the development. These are set out below: -
 - a) Location outside village framework and the objectives of policies DP/1(a) and DP/7.
 - b) Scale of development and the objectives of policy ST/6
 - c) If planning applications S/3567/17/FL for a car repair business and S/3566/17/FL for grain store proposal (as set out in greater detail in the respective committee reports for those applications) are refused this would lead to a loss of employment on this site. If planning permission for those developments is granted, there would be displacement into the Green Belt of the car repair business and grain store buildings
 - d) Reliance on private motor car to access wider services and facilities
 - e) Less than substantial harm to the setting of the Conservation Area
8. 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.
9. If planning applications S/3567/17/FL for the car repair business and S/3566/17/FL for the grain store are refused this would result in loss of employment on the site. Significant weight can be attached to the loss of employment despite this not being protected by adopted plan policy ET/6. This policy is not consistent with paragraph 7 of the NPPF which promotes the use of brownfield land that has been previously developed providing that it is not of high environmental value. The agricultural buildings and hardstanding around these buildings is not considered to be brownfield land. However, the car repair and car building business to the south is considered brownfield land and is not of high environmental value.
10. However, the Applicant has made clear that unless planning permission is granted for the car repair workshop and the grain store then the housing development cannot be delivered. As such, in deciding whether or not to grant permission for this application, officers consider that the benefits and adverse impacts of all three applications (as set out in the respective committee reports) must be weighed together in the balance.
11. As set out in the committee report for the grain store, it is considered that the balance of considerations lies in favour of granting permission irrespective of whether permission is granted for either of the other two applications.
12. However, so far as the car repair business is concerned, officers consider that that development can only be justified by reference to the benefits of this application. Officers consider that, taken together, the benefits of this application and the benefits of the car repair workshop (as set out in greater detail below and in the respective committee report) together comprise the very special circumstances sufficient to justify the grant of permission for both developments and to outweigh the in principle harm and other harm to the openness of the Green Belt that would be caused by the car repair workshop (as set out in greater detail in the committee report).
13. Moderate weight can be attached to reliance on the private motor car to access wider services and facilities as there is accessibility through walking into the village to the village shop for basic services.

14. Significant weight must as a matter of law be given to the less than substantial harm to the setting of the Conservation Area in accordance with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see *East Northamptonshire DC v SSCLG* [2014] EWCA Civ 137). In accordance with paragraph 134 of the NPPF the public benefits of the development will provide a contribution to the lack of 5 year housing land supply and chronic shortage of affordable housing. It will provide significant economic benefits through the creation of jobs during construction and increased use in services and facilities in the village such as the village shop and pub. The high quality design of the dwellings and removal of significant scale and mass of industrial buildings along with landscape planting are benefits. The public benefits of the development are considered to outweigh the harm to the Conservation Area in accordance with paragraph 134 of the NPPF 2012.
15. Overall, when according that harm significant weight and importance in accordance with s.72 LBA 1990, the benefits of the proposal outweigh that harm. It should be noted that while paragraph 134 of the NPPF is a restrictive policy (which would ordinarily disengage the tilted balance in paragraph 14 of the NPPF), since the requirements of paragraph 134 are met in this case, the titled balance in paragraph 14 of the NPPF nonetheless applies. Overall, whether planning permission is granted for the other two applications (which would result in displacement into the Green Belt) or not (which would result in a loss of employment on this site) it is considered that the adverse impacts of the development do not significantly and demonstrably outweigh the benefits and as a result, in line with the guidance in paragraph 14 of the NPPF, the recommendation is to grant planning permission.

Relevant Planning History

16. 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

S/1391/98/F – Change of use to vehicle workshop and MOT Station – approved

S/1911/83/F – Grain Store – approved

S/2101/80/F – Maintenance, repair and/or sale of farm machinery - approved

Environmental Impact Assessment

17. The development proposed in the application does not fall under Schedule 1 or Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Further, even if the development, together with the grain store and car repair workshop, are considered as a single project, it is not considered that the application falls under Schedule 1 or Schedule 2.

Planning Policies

18. The following paragraphs are a list of documents and policies that may be relevant in

the determination of this application. Consideration of whether any of these are considered out of date in light of the Council not currently being able to demonstrate that it has an up to date five year housing land supply, and the weight that might still be given to those policies, is addressed later in the report.

National Guidance

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

South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007

20. ST/1 Green Belt
ST/3 Re-using Previously Developed Land and Buildings
ST/6 Group Villages
ST/8 Employment Provision

South Cambridgeshire LDF Development Control Policies, adopted July 2007

21. DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure in New Developments
DP/6 Construction Methods
DP/7 Development Frameworks
GB/1 Development in the Green Belt
GB/2 Mitigating the Impact of Development in the Green Belt
GB/3 Mitigating the Impact of Development Adjoining the Green Belt
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
CH/2 Archaeological Sites
CH/4 Development Within the Curtilage or Setting of a Listed Building
CH/5 Conservation Areas
CH/6 Protected Village Amenity Areas
ET/6 Loss of Rural Employment to Non-Employment Uses
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
NE/1 Energy Efficiency
NE/2 Renewable Energy
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/8 Groundwater
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage – Alternative Drainage Systems
NE/11 Flood Risk
NE/14 Lighting Proposals
NE/15 Noise Pollution
NE/16 Emissions
NE/17 Protecting High Quality Agricultural Land
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 Travel by Non-Motorised Modes

South Cambridgeshire LDF Supplementary Planning Documents (SPD)

- 22. Affordable Housing SPD – adopted March 2010
- District Design Guide SPD – Adopted 2010
- Development Affecting Conservation Areas SPD – Adopted 2009
- Listed Buildings SPD – Adopted July 2009
- Trees and Development Sites SPD – Adopted January 2009
- Landscape and new development SPD – Adopted March 2010
- Biodiversity SPD – Adopted July 2009
- Public Art SPD – Adopted January 2009

Draft Local Plan

- 23. S/1 Vision
- S/2 Objectives of the Local Plan
- S/3 Presumption in favour of sustainable development
- S/4 Cambridge Green Belt
- S/5 Provision of New Jobs and Homes
- S/6 The Development Strategy to 2031
- S/7 Development Frameworks
- S/10 Group Villages
- CC/2 Renewable and Low Carbon Energy Generation
- CC/3 Renewable and low carbon energy in new developments
- CC/4 Sustainable Design and Construction
- CC/6 Construction Methods
- CC/8 Sustainable drainage systems
- CC/9 Water Quality
- CC/9 Managing flood risk
- HG/1 Design principles
- NH/2 Protecting and enhancing landscape character
- NH/3 Protecting Agricultural Land
- NH/4 Biodiversity
- NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
- NH/9 Redevelopment of Previously Developed Sites and infilling in the Green Belt
- NH/14 Heritage assets
- H/7 Housing Density
- H/8 Housing Mix
- H/9 Affordable Housing
- H/11 Residential Standards for Market Housing
- E/14 Loss of Employment Land to Non Employment Uses
- SC/2 Health Impact Assessment
- SC/6 Indoor Community Facilities
- SC/7 Outdoor Play Space, 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
- SC/15 Odour and other fugitive emissions to air
- TI/2 Planning For Sustainable Travel
- TI/3 Parking provision
- TI/8 Infrastructure and New Developments
- TI/9 Education Facilities

Consultation

24. **Thriplow Parish Council** - objects for the following reasons:

- No objection in principle to the site being developed for residential use but object to the number proposed will be detrimental to the village and its infrastructure especially the road infrastructure and is not well related to the village. There is a very basic bus service, the school is at capacity and limited parking in the village.
- The affordable housing and market housing being accessed from separate points does not integrate the two sections in the development
- Support the strip on the western side which is landscaping but would prefer this to be a tree belt which would screen the development when approaching the village along Fowlmere Road and provide biodiversity. The use of Corylis Avellana is the common Hazel which will grow well but provide limited screening and would expect more tree screening and landscaping
- In the biodiversity report by Geosphere Environmental Ltd their recommendations provide enhancement opportunities but does not go onto say if the tree cover suggested could be implemented which is in close proximity to the Newditch plantation
- The arboricultural survey and impact assessment makes recommendations for protection and two trees planted for each one removed but does not provide further planting
- The play area on site with equipment ignores the cricket meadow which is used for cricket and informal recreation and the fully equipped childrens recreation ground very close by and it would be better for children from the development to use these existing facilities.
- Increase in traffic from the additional vehicles within the village and there are no proposals to deal with this.
- Concern that the larger houses will have more than 2 car parking spaces
- Paragraph 3.4 of the highways statement should say the A505 can be accessed from Gravel Pit Hill and Middle Street via Fowlmere Road. It says the route via Lodge Road and Farm Lane to Gravel Pit Hill is available but it likely to be avoided due to the largely single track nature of this route and Councillors disagree with this. As this is the shortest way to get to Gravel Pit Hill and will be used the most. This road should be a one way route. The development will give rise to 39 residential properties on this route and increase of 1200% and will cause a serious accident.
- Two Parish Councillors support the development as it will provide smaller houses in the village which would enable a more socially mixed village and is the only brownfield site in the village but had concerns about access and traffic implications

25. **Foxton Parish Council** - objects for the following planning reasons:

- This application is closely linked to the re-siting of the grain store to Fowlmere Road.
- There are anomalies between the two applications. This application admits the inconvenience to local residents cause by noise and dust from the existing grain store, but does not mention this in the application for the new grain store, which will also be close to a residential property. There is a Landscape Visual Assessment for the housing development, but the new grain store application (which will have much more of an impact, visually) does not have such a

- document
 - S/0713/05/O was refused on several grounds, the most pertinent being it would create the need for new replacement buildings in the green belt, detracting from its openness and character. This is still the case, and should be a reason for refusal in this instance
 - Concerns about drainage
26. **Fowlmere Parish Council** - Recommend refusal. Consider the Local Plan is so near completion it should be given strength in SCDC deliberations. Following professional advice there is now a 5-year land supply based upon the 'Liverpool' method of calculating. Reject the premise that this land is available for housing development on the basis that the grain store will need to be moved from the site. In our rejection of the application for the new grain store site, identified that the existing site was larger than the new site and a new grain store could be building on the present site, in keeping with the use of the site.
27. **Local Highway Authority** - No objections, recommend conditions:
- The proposed work shown on drawing numbers 1702-18 PL01 and 1702-18 PL02 are to be fully constructed to the satisfaction of the Local Planning Authority prior to the first occupation of any of the dwellings
 - Removal of permitted development rights for plots 1, 12, 13 and 14 for the creation of off street car parking spaces from Fowlmere Road to prevent unnecessary creation of accesses onto Fowlmere Road
 - Traffic Management Plan
 - Falls and levels of access (to prevent run-off)
 - The proposed accesses is constructed using a bound material for the first 10 metres
 - The Highway Authority will require the widening of Lodge Road to become adopted public highway via Section 278 of the Highways Act 1980, the Highway Authority will not seek to adopt any of the internal roads within the development site.
28. **Contaminated Land Officer** - I have Assessed the Geo-Environmental Report by Enzygo dated September 2017, and considered the implications of the proposals. The site comprises a number of agricultural farm buildings, including fuel storage tanks, which have potential for contamination to be present and the proposal is for a sensitive end use (residential). The above named report comprised both a Phase I Desk Study and a Phase II Site Investigation.
29. Though no other gross contamination was identified, the investigation has highlighted the presence of asbestos fibres within the made ground across the site and remedial measures are proposed in the form of clean soil cover within soft landscaped areas of the site. Whilst this is appropriate, the report proposes additional investigation below current structures post demolition which were inaccessible at the time of the investigation, therefore full remedial proposals should be submitted and agreed following completion of the additional investigation.
30. Given that demolition of buildings on site is part of the requested consent, the recommended condition is not pre-commencement but is pre-occupation. Therefore I recommend that no development approved by this permission shall be occupied, unless otherwise agreed, until:
- a) The application site has been subject to additional investigation and recording of contamination post demolition and remediation objectives have

been determined through risk assessment and agreed in writing by the Local Planning Authority.

b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

c) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

d) If, during remediation and/or construction works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are 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

31. **Environmental Health Officer** - Has no objections in principle subject to conditions in relation to the hours of construction work and deliveries, the hours of operation of power machinery, details of noise and vibration mitigation if piling foundations are proposed, measures for the spread of dust during construction, a construction programme, site waste management plan, an artificial lighting scheme and details of air source heat pumps if proposed as a renewable energy technology within the development, protection from road noise within the dwellings prior to occupation, during demolition and construction there are no bonfires. Requires informative for a demolition notice and noise insulation scheme is provided in the dwellings.
32. **Ecology Officer commented** - The application site comprises of a farm building complex, with a hedges to the north and part of the southern boundary, semi-improved grassland to the west, and some arable land beyond. The site sits within the impact zone of at least one SSSI however the application does not meet the criteria which would require Natural England to be consulted. There are a variety of bird records from the area, along with bat, badger, great crested newt, and brown hare.
33. A Preliminary Ecological Appraisal (PEA) and supplementary Reptile Survey and Outline Mitigation Strategy have been submitted to inform this application. The reports have highlighted breeding birds, foraging bats, and a small population of reptiles as probable constraints to works. In relation to the above species I am in agreement with the assessment presented and believe that the avoidance and mitigation strategies that have been suggested will be adequate to remove any residual risk of legislative conflict.
34. In respect of potential biodiversity enhancement I am again in agreement with the ecologists recommendations. However I believe the landscape plan that has been submitted can go further to providing these enhancements than has been shown at this point. For example I do not see why the grass areas east of plot 14 and east of plots 15 and 26-31 cannot be planted as a meadow as apposed to the wear tolerant mix they are currently shown as. I understand the purpose of a wear tolerant mix

around the play area, but the other areas are less likely to be used for recreational purposes. A majority of the shrub mix is non native species. Where it is viable a more native mix or species beneficial to wildlife should be used. Additionally the log piles and hedgehog holes (as recommended by the Ecologist) should be incorporated into the landscape design, along with the provision of bird nesting boxes and bat roosting boxes. As a majority of the trees on site will be newly planted, they may not represent the best opportunities to place these. Therefore bird and bat bricks/tiles and boxes that can be incorporated into the buildings should be considered. The incorporation of all these features will help meet the policy objectives of both the NPPF (paragraph 109) and the Local Development Framework (Policy NE/6).

35. The applicant has submitted an Ecological Avoidance and Mitigation Strategy to support their application. The strategy answers the Ecology Officers concerns regarding adequate protection for great crested newts during construction; and sets out how direct impact to other protected species will be avoided/mitigated. The strategy goes on to recommend several ecology enhancements that will enable the finished development to provide a gain in biodiversity to which the Ecology Officer is in agreement with. Therefore recommend the following two conditions are placed within any planning decision.
36. *All ecological avoidance and mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Avoidance and Mitigation Strategy (Geoshere Environmental Ltd, Dec 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.*
Reason: To safeguard statutory and non-statutory protected species as listed under the relevant legislation.
37. and

Prior to the commencement of the development a scheme of biodiversity enhancement including bird nesting boxes, bat roosting boxes, log piles, hedgehog connectivity, and native planting shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.
Reason: NPPF expects development to provide for biodiversity and this can be achieved at this site through enhancement measures as set out in the Ecological Avoidance and Mitigation Strategy.
38. **Urban Design Officer** – Providing the principle of residential development on the site is acceptable the proposals would be supported subject to changes detailed below
39. The proposals would replace existing agricultural buildings and large areas of hardstanding with 36 dwellings and associated infrastructure the dwellings together with the provision of additional landscape features and public open space on the western edge of the site will enhance this gateway location to the village.
40. The site is served by accesses off Lodge Rd which is the preferred approach of County Highways. The units provide an appropriate frontage to Lodge Rd and whilst it might be expected to provide frontage to Fowlmere Rd, the retention of the hedge and the desire to limit access from Fowlmere Rd suggests that sides and rear facing properties would be suitable along this edge. The arrangement of dwellings within the site is acceptable albeit that the alignment of the development edge facing the public open space is irregular due to following the green belt boundary.

41. In terms of the elevations I would suggest the following improvements-
Plot 20 House type I: Rather than the bedroom window facing the driveway the blind window on the elevation facing the cricket ground should be replaced by a fully glazed window. This would create a more attractive and appropriate treatment for a key elevation.
42. Plot 26-32- House Type A: This block has unsatisfactory elevations. The gables on the front elevation are poorly balanced and the side elevations which are highly visible and elevated as a 'front' with entrances, have over wide gables uncharacteristic of traditional forms. A simple rectangular block form with the roof hipped would resolve these issues.
43. **Boundary treatments:**
There are some odd changes in alignment of boundaries treatments- see Dwg No;196804 D, along the frontage to Fowlmere Rd. The existing hedge should be reinforced, and any fencing/walling set within the site behind the line of hedging. The hedging should continue around the corner to Lodge Rd
The post and rail fence along the frontage to Lodge Rd is too imposing along this length of street frontage. I would suggest that hedge planting with a knee rail (if necessary) would be more appropriate. All boundary treatments to be conditioned.
44. **Materials:**
High quality materials -stock bricks, smooth float render with clay tiles or slates, will be expected on this key site.
45. **Windows/Doors:**
Details of all windows and doors need to be submitted at a scale of not less than 1:10
Windows should be recessed a minimum of 90mm. Details of all window and door surrounds at a scale of not less than 1:10 need to be submitted. All details are to be agreed in writing by the Local Planning Authority prior to the construction of the dwellings.
46. **Eaves:**
Boxed eaves should be avoided. A condition should be applied that requires the details of eaves and verges at a scale of not less than 1:10, to be submitted and approved in writing by the Local Planning Authority prior to the construction of the dwelling.
47. **Landscape Officer** – Recommends approval subject to conditions.
48. **The Site**
The site is located to the west of the village of Thriplow. It mainly consists of a range of farm buildings, sheds, storage, silos and associated structures and hardstanding. To the east is Thriplow Cricket Club, a deciduous woodland and Lodge Road (running along the sites boundary). To the south is arable land, a woodland surrounding a residential property. To the west is low lying arable land. To the north is Fowlmere Road with an existing mature hedgerow running apparel.
49. **Designations**
The landscape is not subject to any national designations.
The site is located adjacent to the Conservation Area (eastern boundary) and partially within the Greenbelt (western boundary).
There are no Public Rights of Way running through or immediately adjacent to the site

boundaries.

There are no TPO's with or adjacent to the site boundaries which could be effected by the development.

50. As part of the application documents the applicant has submitted *Landscape and Visual Impact Assessment September 2017, Proposed Site Layout 092-011 Rev Q.*
51. **The Proposal**
The application includes the 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.
52. **Landscape and Visual and Visual Amenity Effect**
I agree with the applicants Landscape and Visual Impact Assessment that no adverse landscape or visual effects have been identified as a result of the proposed development.
53. The positive landscape measures offered as part of this application are as follows:
The retention of the majority of existing trees and hedgerow upon the northern boundary – a key landscape feature;
The removal of the existing agricultural buildings and hardstanding within the Green Belt and provision of a new landscaped open space;
A new rural street frontage overlooking Lodge Road and Thriplow Cricket Club
The introduction of a new boundary edge along the western edge through the inclusion of trees, woodland and hedgerows; and
The inclusion of new trees and native hedgerows throughout the development in keeping with local character
54. Recommended conditions to include full details of both hard and soft landscape works, all hard and soft landscape works shall be carried out in accordance with the approved details and 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 and the need for a landscape management plan covering a minimum of 5 years, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas.
55. Informatives to be added re the proposed soft landscape works within the public open space and particularly on the western boundary are to be indigenous to the local character. Beech hangers are generally located on high points.
56. **Lead Local Flood Authority** – No objection in principle to the proposed development. The applicant has demonstrated that surface water can be dealt with on site using permeable surface shallow swales and basins and a wetland, restricting surface water discharge to greenfield equivalents. The LLFA is supportive of the use of the above SuDS measures, in addition to controlling the rate of surface water leaving the site it also provided water quality treatment which is of particular importance when discharging into a pond or watercourse.
57. The SuDS systems has been designed to consider local groundwater and surface water flood risk including exceedance flow routes should a storm greater than design occur. Request conditions regarding surface water drainage scheme for the site based on sustainable drainage principles within the agreed surface water drainage strategy prepared by Robert Bray Associates and details of long term maintenance.

Sustainable Drainage Engineer –

58. The development proposed is acceptable. The Drainage Officer commented although there are still concerns about the delivery of a surface water drainage strategy for the above site, an outline design has been submitted that should provide an acceptable surface water drainage strategy when detailed design is undertaken. The following issues need to be taken into consideration during detailed design:
59. - Further onsite infiltration testing and groundwater monitoring should be undertaken as the testing that has been undertaken so far is limited
- An allowance for the provision of services within the permeable paving should be made in conventional construction
- The existing pond, outlet and watercourse mentioned in the report should be investigated and where necessary brought into a reasonable condition
- A management and maintenance plan for the lifetime of the development should be provided
60. Recommend surface water drainage condition including design storm period and intensity, method, volume from the site and measures to prevent pollution. It should include a plan indicating flood exceedance routes on and off site and management and maintenance plan. Recommends a condition regarding management and maintenance of the existing pond and offsite watercourse.
61. **Anglian Water commented** - Assets Affected. There are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.
62. Wastewater treatments
The foul drainage from this development is in the catchment of Foxton Water Recycling Centre, which currently does not have capacity to treat flows from your development site. Anglian Water are obligated to accept the foul flows from your development with the benefit of planning consent and would therefore take the necessary steps to ensure there is sufficient treatment capacity should the planning authority grant planning permission.
63. Foul Sewerage Network
The sewerage system at present has available capacity for these flows via a gravity connection. If the developer wishes to connect to our sewerage network they should serve notice under Section 10 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection
64. Surface Water Disposal
From the details submitted the proposed method of surface water management does not relate to Anglian Water operated assets.

Environment Agency commented:

65. Flood Risk Standing Advice
The application falls within Flood Risk Standing Advice. In line with current government guidance on Standing Advice, it will be necessary, in this instance, for your Council to respond on behalf of the Environment Agency in respect of flood risk and/or surface water drainage issues. Please refer to the relevant standing advice which can be found at <https://www.gov.uk/flood-risk-assessment-standing-advice>

66. Infiltration drainage, including soakaways, will only be acceptable where it has been demonstrated by the applicant that the land is uncontaminated.
67. Environment Agency position
The site overlies the bedrock geology of the Holywell Nodular Chalk formation, Water Framework Directive (WFD) groundwater body in the Cam and Ely Ouse Chalk, which is designated as a principal aquifer. The site is considered to be environmentally sensitive with respect to controlled water and moderate sensitivity and could present potential pollutant/contaminant linkages to controlled waters.
68. Recommend conditions regarding a remediation strategy to deal with contamination, if unsuspected contaminated is found this is dealt with, surface water disposal scheme and if piling or other foundations are proposed these details are submitted to protect and prevent the pollution of controlled waters and groundwater
69. **Air Quality Officer** - The proposed development is not located in a particularly sensitive area in terms of air quality and do not object to the proposed development on the basis of impacts to or from Air Quality. Therefore, no Air Quality Impact Assessment is required for this development. SCDC's current approach to local air quality adherence to its Low Emission Strategy, recommends the implementation of mitigation measures within future developments, to maintain minimal impact on air quality, regardless of the need for air quality assessment and breach of air quality objectives. This position is supported by local policy outlined in the Local Development Framework / Development Control Policies (DPD 2007). Recommend the following conditions: an electronic vehicle charging infrastructure strategy and combined heat and power methods within the dwellings
70. **Trees Officer** - My arboricultural comments for this application are incomplete. The Arboricultural Survey and Impact Assessment (dated 29th September 2017) references key documents and drawings which do not appear to have been submitted. The tree information supplied is incomplete without these. As this is a simple site in relation to existing trees, we could resolve all of the associated tree matters upfront and therefore not require any tree related conditions if the Arb. Method Statement was submitted now.
71. **Cambridgeshire County Council Archaeology** - 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 negative condition, such as the example condition approved by DCLG:
72. 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:
- the statement of significance and research objectives;
 - the programme and methodology of site investigation and recording
 - the nomination of a competent person(s) or organisation to undertake the agreed works
 - the programme for post-excavation assessment and subsequent

analysis, reporting, publication & dissemination, and deposition of the resulting archive. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

73. **Historic England** - On the basis of the information available to date, we do not wish to offer any comments. We suggest you seek the views of your specialist conservation and archaeological advisers, as relevant.
74. It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals.
75. **Historic Buildings Officer** – No objections but has commented that the site is adjacent to Thiplow Conservation area and neighbours numerous listed buildings, including (but not exclusive);
- The Lodge (No.3), Lodge Road
No.30 Lower Street
No. 26 (the Dower House), Lower Street
76. When considering the development and its potential impact on any heritage assets, setting of both the listed buildings and conservation area, need to consider the following points;
77. -Historic development form of Thriplow, including plot size, development orientation, building form, scale and density. Special consideration of listed buildings and non-designated buildings that positively contribute to the historic and architectural character of the area.
-Identify the contribution of open spaces, landscape and trees.
-Identify significant views into and out of the conservation area and listed buildings. Some views will be more significant than others. More significant views need to have special consideration, for example at key 'gateways' to the conservation area.
78. When assessing the proposal, please refer to paragraphs 137 & 138 of the NPPF. As outlined in Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, there is a desirability to 'preserve and enhance' the character of an area.
79. **Affordable Housing Team** - Comments that all developments that increase the net number of dwellings on a site by 3 or more need to provide 40% affordable housing suitable to address local housing needs.
80. The applicant is seeking to provide, 10 affordable rented and 4 Intermediate/Shared Ownership properties, this in accordance with the 70/30 tenure split.
81. However, as this site is a '5 year land supply' site, which should therefore provide a policy compliant (40%) level of affordable housing. As a starting point for discussions on the requirement for a local connection criteria on 5 year land supply sites:
- The first 8 affordable homes on each 5 year land supply site will be occupied by those with a local connection, the occupation of any additional affordable homes thereafter will be split 50/50 between local connection and on a Districtwide basis.
 - If there are no households in the local community in housing need at the stage of letting or selling a property and a local connection applies, it will be made available to other households in need on a cascade basis looking next at adjoining parishes

and then to need in the wider district in accordance with the normal lettings policy for affordable housing. The number of homes identified for local people within a scheme will always remain for those with a local connection when properties become available to re-let.

82. The Housing Statistical Information Leaflet (2017) shows that Thriplow has a local housing need of 11. There are currently just under, 2,000 applicants on the housing register in South Cambridgeshire and the highest demand is for 1 and 2 bedroom dwellings, this is also reflective of the local housing need in Thriplow. Currently the greatest demand for shared ownership accommodation, is for 2 and 3 bedroom properties.

83. The mix and tenure split proposed by the applicant is set out below:

Affordable Rented

4 x 1 Bed Flats
2 x 2 Bed Flats
4 x 2 Bed Houses

Intermediate/Shared Ownership

2 x 2 Bed House
2 x 3 Bed House

The mix and tenure split are in accordance with the housing need and the district wide tenure policy.

84. **Cambridgeshire County Council Education** - Comments that there is sufficient early year's provision in the catchment to accommodate the number of early years children arising from this development.

85. There is insufficient primary school provision in the village to accommodate the development and contributions are therefore sought to mitigate the impact. The contributions required are £119,000 towards two classrooms at Thriplow Primary School. The project will cost £1,020,000 and will enable 60 places. Therefore this gives rise to £17,000 per place towards primary education.

86. There is insufficient capacity at Melbourn Village College to accommodate the places being generated by this development. However, there is currently no project identified to increase capacity and therefore no contribution for secondary education can be requested.

87. The two mobile Library stops in Thriplow have insufficient capacity to meet the new population. The proposed increase in population from this development (36 dwellings x 2.27 average household size = 82 new residents) will put pressure on the mobile library and lifelong learning service. However, the mobile library service already has 5 S106 contributions pooled; therefore, the County Council is prevented from seeking a further S106 contribution toward this until an additional project has been identified.

88. The development lies within the catchment of the Thriplow Household Recycling Centre catchment area. There is insufficient capacity to accommodate the development and would generate a contribution of £302.04 (£8.39 x 6). However, an extension is planned that has already pooled five developer contributions. No further

contributions are therefore allowed.

89. **Section 106 Officer** - In respect of this application, planning obligations are sought from South Cambridgeshire District Council for the following:

a) **Household Waste Receptacles** being a contribution equivalent to £73.50 per house and £150 per flat

b) **Public Open Space**

(i) **Formal sports** in the form of an offsite contribution of £38,066.58 towards the purchase of the cricket field which is currently in private ownership to safeguard its future use. If the purchase of the cricket field does not go ahead this money will be used to fund improvements to the existing cricket ground

(ii) **Formal children's play space** in the form of an offsite contribution of £52,344.77 towards the levelling, seeding and equipping of Thriplow Primary School playing field and additional land transfer to the school to facilitate these works

(iii) **Informal children's play space** in the form of onsite space provision

(iv) **Informal open space** in the form of onsite space provision

c) **Indoor Community Space** in the form of an offsite contribution of £17,282.24 towards the provision of car parking at Thriplow Primary School serving St. George's Church

d) **Museum/artefacts** in the form of £20,000 towards a new Museum/artefacts display building in Thriplow

90. In respect of this particular planning application, the requested obligations (in the form of onsite infrastructure and offsite payments) meet the tests as set out in the CIL Regulations.

91. **Campaign for the Protection of Rural England** - Objects to the application as the application for 36 houses is contrary to policy ST/6 of the Core Strategy and Local Plan Submission policy S/10 and will alter the character of the rural village.

Representations

92. 41 letters of objections were received, a summary of these objections are:

- 1) Highway safety in terms of traffic generation, capacity of the junction with the A505 and Fowlmere Road and capacity of Lodge Road. Farm Lane which should be a one way street. Narrow roads, speed of traffic, lack of footpaths, safe cycle route with no developer funded traffic calming measures in the application
- 2) Scheme does not represent sustainable development
- 3) Lack of village infrastructure – public transport, cycle routes, no pavements on the majority of roads, power, internet access
- 4) Parking and congestion in the village
- 5) Encroachment into Green Belt which outweighs the housing scheme. The cumulative impact on the Green Belt of all three schemes should be considered
- 6) Drainage
- 7) Impact on the character of the village and historical nature of the village ruined
- 8) Impact on the Conservation Area and Listed Buildings

- 9) Outside the village framework
 - 10) Scale of development
 - 11) Development is isolated and self contained
 - 12) Lack of amenity and recreational space in the village
 - 13) Planning applications S/3567/17/FL new car repair workshop and S/3566/17/FL relocation of grain store should be assessed together and the cumulative impact
 - 14) Concerns of the village have not been considered
 - 15) Should be refused for the same reasons as S/0713/05/O
 - 16) The existing site could be renovated or modernised without the need for the housing scheme
 - 17) Loss of employment in the village
 - 18) Density of development
 - 19) Demolition of existing building will create health problems
 - 20) Concerns the Parish Council will have to take over the maintenance of the new play area
 - 21) Visual impact on the landscape setting of the village
 - 22) Impact on the wood and biodiversity
 - 23) No evidence of developer contributions for new school building, recreational space, road and pavement improvements to Fowlmere Road, Middle Street, School Lane and the A505 and Gravel Pit Hill junction, traffic calming for the village and road changes to improve access to the school site
 - 24) Separation of market and affordable housing
 - 25) The existing buildings would need to be rebuilt elsewhere
 - 26) The cricket pitch is not part of the village amenities. The cricket club and the village school are allowed to use this area which could be kept private.
 - 27) Lack of detailed analysis on the implications of the development in relation transport movement
 - 28) Dust, air quality and noise during construction
 - 29) Does not include 100% affordable housing
 - 30) The current services in the village are thriving
 - 31) This application and the cumulative impact of the three sites requires screening to determine whether they are EIA development
 - 32) The site has not been promoted through the Local Plan
 - 33) Site is not considered brownfield land
 - 34) Pricing of affordable dwellings
 - 35) Car repair business should be considered within the village
 - 36) Limited short term job creation
 - 37) The benefits of the openness and visual amenity from the redevelopment would be outweighed by harm to the Green Belt by the grain store and car repair schemes
 - 38) Decontamination is not a significant benefit as this would be required
 - 39) Renewable energy could be considered in the existing uses or redevelopment of the existing uses
 - 40) The existing grain store and car repair business were granted consent and the current application does not provide information of further nuisance either through records of complaints from the Local Planning Authority or through a noise assessment
 - 41) Lack of deliverability
93. 8 of the above letters supported the principle of redevelopment of the site for housing but not on this scale
94. 19 letters (one from the Green Man Pub and The Courier Company) supported the

development on the following grounds:

- 1) The scheme meets the test of paragraph 47 of the NPPF through new market and affordable housing
- 2) Sustainable location
- 3) Development will support the village pub, shop and school
- 4) The sites have been well chosen
- 5) Upgrade to Lodge Road and footpath provision
- 6) Appropriate childrens play area
- 7) Existing grain stores are an eyesore, very noisy and dusty and not efficient for modern day farming. Moving these will have less impact on local residents
- 8) Decrease farm traffic in Thriplow and has good access in accordance with paragraph 30 and 35 of the NPPF
- 9) Increase in jobs from the construction of the houses
- 10) New footpaths along Lodge Road will improve accessibility
- 11) Increase in vehicles through the village will not cause harm
- 12) Enhance the visual impact of the site
- 13) Lack of 5 year land supply
- 14) Complies with paragraph 11 of the NPPF reusing brownfield sites
- 15) Enhance the openness of the Green Belt through the residential site
- 16) Improve biodiversity
- 17) Contributions provided toward infrastructure
- 18) Biodiversity

Site and Proposal

95. The site is located on the south west corner of Fowlmere Road and Lodge Road and comprises 6 agricultural buildings of single and two storey height used as part of the grain store associated with Thriplow Farms Ltd and two further buildings which contain a car repair and car building businesses, Revivals and Fabricage. There is 2m high hedging and approx. 7m high trees on the northern boundary with hardstanding to the eastern boundary.
96. The site is located outside of the village framework, the boundary of which runs along Lodge Road to the east and is therefore located in the open countryside. To the east abutting Lodge Road is the pavilion and cricket ground which forms the Conservation Area and encompasses an area of Protected Village Amenity Area. Within the site the further western part of the existing grain store and an area of hardstanding are in the Green Belt.
97. The site is in the setting of Grade II* and Grade II listed buildings to the south and south east of the site comprising of the following, Thriplow Bury and The Lodge (number 3) Lodge Road; number 30 (also known as 34) Lower Street and number 26 Lower Street (The Dower House). The land is in Flood Zone 1 (low risk)
98. The proposed development is for 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.

Planning Assessment

Housing Land Supply

99. 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.
100. 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.
101. 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".
102. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' has emerged via the Supreme Court in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as "relevant policies for the supply of housing" for the purposes of the NPPF. The term "relevant policies for the supply of housing" has been held by the Supreme Court to be limited to "housing supply policies" rather than 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.
103. The effect of the Supreme Court's judgement is that policies ST/6, DP/1(a) and DP/7 are no longer to be considered as "relevant policies for the supply of housing". They are therefore not "out of date" by reason of paragraph 49 of the NPPF. None of these adopted policies are "housing supply policies" nor are they policies by which "acceptable housing sites are to be identified". Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in the NPPF at para 7. It is considered that policy ST/6, DP/1(a) and DP/7 and their objectives, both individually and collectively, of securing locational sustainability, accord with and furthers the social and environmental dimensions of sustainable development, and therefore accord with the Framework.
104. However, given the Council cannot demonstrate a five year supply of housing land, its

policies remain out of date “albeit housing supply policies” do not now include policies ST/6, DP/1(a) and DP/7. As such, 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, “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 ... or specific policies in the Framework indicate that development should be restricted”. In this case, paragraph 134 of the NPPF (which is a restrictive policy for the purpose of footnote 9) is engaged (see below). However, as the public benefits of the proposal are considered to outweigh the less than substantial harm to the heritage asset (as set out below) the tilted balance in paragraph 14 of the NPPF will nonetheless apply (see *R(Leckhampton Green Land Action Group Limited) v Tewkesbury Borough Council* [2017] EWHC 198 (Admin)).

105. 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. Any conflict with adopted policies ST/6, DP/1(a) and, DP/7 is still capable of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit in terms of housing delivery of the proposed development in terms of a residential-led development cannot simply be put to one side. The NPPF places very considerable weight on the need to boost the supply of housing, particularly affordable housing, particularly in the absence of a 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.
106. 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 engaged policies ST/6, DP/1(a) and DP/7 which seek to direct development to the most sustainable locations – is so great in the context of a particular application such as to significantly and demonstrably outweigh” the benefit in terms of the delivery of new homes that planning permission should be refused. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal.
107. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal. 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.

Principle of Development

108. The site is located outside of the village framework of Thriplow and in the open countryside, the village framework abuts the site to the east. Policy DP/7 of the LDF and Policy S/7 of the Draft Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.

109. Thriplow is identified as a Group Village under Policy ST/6 of the LDF and Policy S/10 of the Draft Local Plan, one of four categories of rural settlements. Development in Group Villages is normally limited to schemes of up to 8 dwellings, or in exceptional cases up to about 15, where development would make best use of a single brownfield site. The erection of 36 dwellings within the village framework would not under normal circumstances be considered acceptable in principle. Due to the current lack of a 5 year housing land supply within the District a key consideration is whether this level of development would be supported in line with the definition of sustainable development.

Sustainable Development

110. Paragraph 7 of the NPPF defines sustainable development as having three elements: economic, social and environmental.

Economic

111. The provision of 36 dwellings will give rise to significant employment during the construction phase of the development and also will result in the increase in the use of local services and facilities, both of which will be of benefit to the local economy.

Social

112. *Provision of Housing*

The development would provide a significant benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of 36 dwellings. This would include 14 affordable dwellings.

Housing Delivery

113. The development would provide a benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of 36 dwellings. A development programme has been submitted with the application to demonstrate that the development can be delivered within 5 years as the applicant owns the site with groundworks commencing in Q2 of 2019, a construction period of 18 months and occupation of the new dwellings by Q4 of 2020. The reason for this time period is due to the time taken to decontaminate the site.

Scale of Development and Impact on Services and Facilities

114. This proposal for 36 dwellings, given the current lack of a 5 year housing land supply, it therefore needs to be determined whether the scale of the development is acceptable for this location in terms of the size of the village and the sustainability of the location.
115. South Cambridgeshire District Council Services and Facilities Study March 2014 looks at the service provision in Thriplow. It contains a primary school, village store, public house, village hall, cricket ground, mobile library service, allotments, village green and children's play area. It is approx. 500m, a 6 minute walk from the proposed site to these services and facilities which would be accessible by walking through the provision of a new public footpath along the eastern boundary of the site along Lodge Road which continues on the corner of Lodge Road and on the opposite corner of

Lodge Road linking to the existing public footpath onto Fowlmere Road. The distance to these services is considered to be a reasonable distance. The village shop would allow for daily needs to be met by residents.

116. A key issue is how larger services and facilities are accessed given where the new dwellings would be located. South Cambridgeshire District Council Services and Facilities Study March 2014 outlines there is the number 31 bus service located a 5 minute walk from the site via public footpath. This bus service operates to and from Cambridge with one bus to Cambridge on a Monday to Saturday between 07:00-09:29 and one bus from Cambridge from 16:30-18:29. There are 3 buses to Cambridge and 2 buses from Cambridge between 9:30-16:29 on a Monday-Saturday and no bus on a Sunday which is considered limited.
117. It is acknowledged that occupants of the proposed development would need to make journeys to larger centres, such as Cambridge, to meet more than basic day to day needs and the bus provision is limited. Therefore there would be the need to travel by car which would lead to some reliance on the private motor car to access these services and facilities giving rise to a moderate level of environmental harm as a result of the proposed development given the services and facilities within the village.

Housing Density

118. The developable area of the site is 1.32 hectares and the erection of 36 dwellings would equate to a density of 27 dwellings per hectare. Policy HG/1 of the adopted LDF 2007 states residential developments will make the best use of the site by achieving average net densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. Whilst 27 dwelling per hectare would be below the requirement given the sensitive location of the site, adjacent to the Conservation Area and in the setting of listed buildings as well as being located in the open countryside this would be considered acceptable.

Affordable Housing

119. In terms of affordable housing 14 of the 36 dwellings (40%) would be affordable to meet local needs as set out in Policy HG/3 of the LDF. As part of the application there are 10 affordable rented and 4 intermediate/shared ownership properties. The mix and tenure comprises of affordable rented: 4 x one bed flats, 2 x two bed flats and 4 x two bed houses. The intermediate/shared ownership comprises of 2 x two bed houses and 2 x three bed houses. It is noted that these dwellings are clustered together typically in groups of 6-8 units, however, the affordable housing is high in quality and its design integrates with the market housing.
120. Planning application S/3396/16/RM at 8 Greenacres, Duxford was an application for approval of reserved matters (appearance, landscaping, layout and scale) for the development of up to 35 dwellings following outline planning permission S/0276/15/OL. This had 14 units clustered together which was refused at Planning Committee (decision date 27 March 2017) as members considered it would fail to ensure the creation of a mixed, balanced and sustainable community, in accordance with the requirements of Policy HG/3(5) of the Local Development Framework and, paragraphs 3.23 – 3.26 of the South Cambridgeshire District Council Affordable Housing Supplementary Planning Document, Adopted March 2010 and paragraph 50 of the National Planning Policy Framework, 2012.
121. The subsequent appeal (ref. APP/W0530/W/17/317/4252) was allowed on 15 August

2017. The Inspector considered that whilst there was some conflict with policy HG/3 that this should not be applied rigidly or exclusively when material considerations may indicate an exception may be necessary. It was considered that given the significant lack of housing land supply and the chronic shortage of affordable housing that the provision of the affordable housing should be given significant weight and is considered applicable in this case.

122. The number of affordable dwellings would meet most of the local housing need in Thriplow. The mix and tenure split are in accordance with the housing need and the district wide tenure in accordance with the Council's policy. Given that the proposal is considered a 5 year supply site, the first 8 dwellings would be available to those that have a local connection with the remainder being split 50% to those with a local connection and 50% to those district wide.

Market Housing Mix

123. In terms of housing mix, weight is being attached to the emerging Local Plan policy H/8 which sets requirements on the mix contained within schemes of 10 market dwellings or more. There is a requirement for at least 30% 1 or 2 bedroom, at least 30% 3 bedroom properties and at least 30% 4 or more bedroom homes. A 10% flexibility allowance can be added to these categories taking into account local circumstances.
124. The development would provide 22 market dwellings. There are x6 two bedroom houses (27%), x7 three bedroom houses (30%) and x9 4+ bedroom houses (40%). Therefore the housing mix is policy compliant

Developer Contributions

125. 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.
126. 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.
127. The Planning Inspectorate Procedural Guide (5 August 2016) says that the following evidence is likely to be needed to enable the Inspector to assess whether any financial contribution provided through a planning obligation (or the local planning authority's requirement for one) meets the tests:
- i) the relevant development plan policy or policies, and the relevant sections of any supplementary planning document or supplementary planning guidance;
 - ii) quantified evidence of the additional demands on facilities or infrastructure which are likely to arise from the proposed development;
 - iii) details of existing facilities or infrastructure, and up-to-date, quantified evidence of the extent to which they are able or unable to meet those additional demands;
 - iv) the methodology for calculating any financial contribution necessary to improve existing facilities or infrastructure, or provide new facilities or infrastructure, to meet the additional demands;
 - v) details of the facilities or infrastructure on which any financial contribution will be

spent.

128. There have been more than 5 generic contributions towards (i) off site sports space, (ii) off site childrens play space and (iii) off site indoor community space in the village since 6 April 2010 and as such all future requests must be project specific.

Public Open Space

129. Policy SF/10 states that 'All residential developments will be required to contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities) and informal open space to meet the additional need generated by the development in accordance with the standards in Policy SF/11'. Policy SF/11 outlines the minimum standards for outdoor play space and informal open space as 2.8 hectares per 1,000 people, comprising:

1. Outdoor Sport – 1.6 hectares per 1,000 people
2. Children's Playspace – 0.8 hectares per 1,000 people
3. Informal Open Space – 0.4 hectares per 1,000 people

130. The Open Space in New Developments Supplementary Planning Document further divided the children's play space standard to 0.4 hectares for formal children's play space (i.e. equipped play areas NEAPS and LEAPS) and 0.4 hectares for informal children's play space (unequipped play areas i.e. LAPS). The SPD also sets out the threshold at where onsite provision will be required and therefore where it is appropriate to secure offsite financial contributions. It also provides a method by which offsite financial contributions will be calculated in respect of new development.

131. The open space requirements (on a per dwelling basis) based on the submitted housing mix (4 x 1 bed, 14 x 2 bed, 9 x 3 bed and 9 x 4 bed) the following would be required:

- Formal sports space – 1,304 m²
- Formal children's play space – 304 m²
- Informal children's play space – 304 m²
- Informal open space – 326 m²

132. Contributions and/or provision towards Outdoor Sport, Formal Children's Playspace, Informal Children's Playspace and Informal Open Space are sought by the Local Planning Authority to mitigate the impacts of the proposed development.

Outdoor Sport Provision

133. The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Thriplow and Heathfield needed 1.92 ha but has 1.19 ha i.e. a deficit of 0.73 ha of Outdoor Sport Provision.

134. Thriplow is served by Thriplow cricket ground which hosts a very active and thriving cricket club with a number of adult and youth teams. The cricket field is privately owned but is open to the public. The cricket teams are currently constrained by the size of the cricket field and attempts to secure grant funding have failed on the basis that the space does not meet the necessary standards for the level which the team plays. Thriplow Parish Council would intend purchasing the cricket field for use for other recreation purposes thereby safeguarding its use for the village. In the event that the Parish Council are prevented from purchasing the cricket field they would

intend using the money to fund improvements to the cricket ground.

135. The off-site contribution towards the increase in demand for provision of outdoor sports provision is based upon the dwellings and number of bedrooms. The total contribution would be £38,066.58. This off site contribution is required towards additional facilities required as set out above to meet the demand for the development in accordance with Policies SF/10 and SF/11 of the LDF 2007.

Formal and Informal Play Space

136. The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Thriplow and Heathfield needed 0.96 ha Children's Play Space whereas the village had 2.34 ha, i.e. a surplus of 1.38 ha of Children's Play Space. However much of the formal children's play space is in Heathfield rather than Thriplow village.
137. Thriplow village is served by a play area at land north of Fowlmere Road which comprises a range of equipment addressing the needs of 2-8 year olds. In addition there is a small kick around area containing a brick wall and moveable goal posts. Thriplow Parish Council has in recent years invested in the playground and at present has no projects to replace equipment or add to the equipment already present.
138. A Local area of play is provided on site in accordance with the Open Space in New Developments SPD but this does not cater for 6-14 year old needs. Based on the housing mix the development would be required to provide 304m² of formal play space and 304 m² of informal play space.
139. The development site is between 200 and 300 metres from the play area on Fowlmere Road. There are no play areas designated for older children in Thriplow (i.e. NEAPs).
140. The applicant is proposing an area of publically accessible open space on the south western edge of the development and although the plans indicate this as a 'Play area' there is no proposal or requirement to have this equipped. This area is in the region of 0.20 hectares which far exceeds the need of both informal children's play space and informal open space. However the benefit of this space is clearly for the sole purpose of the development and therefore it would not be advisable to apportion weight to the over provision of public open space here.
141. In order to fully satisfy Development Control Policy SF/10 and the Open space in new developments SPD it is proposed that a financial contribution is provided to address the needs of older children from 6-14 years and which would be used to seed, drain, level and equip a new playing field at Thriplow Primary School and an additional transfer of agricultural land (north) of the School to South Cambridgeshire District Council to facilitate these works which is considered to be CIL compliant.

Informal Open Space

142. The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Thriplow needed 0.34 ha of informal open space and had 0 ha meaning a deficit of 0.34 ha. In accordance with policies SF/10 and SF/11 the applicant will be required to make a contribution towards the increase in demand for provision of informal open space.

143. The space requirement is calculated based on the approved housing mix. Based on an indicative housing mix the development is required to provide 182m² of informal open space.
144. The development provides an area of public open space which far exceeds the combined requirement for informal children's play space and informal open space thereby fully satisfying this element of the policy.
145. With regard to maintenance of Open Space and Play Facilities it is the Local Planning Authority's preference that the public open space is offered to the Parish Council for adoption, recognising that the Parish Council has the right to refuse any such offer. If the Parish Council is not minded to adopt onsite public open space the owner will be required to provide a developer guarantee of sufficient value to be a worthwhile guarantee. Furthermore with the details of the guarantee and guarantor would need to be submitted to and approved in writing by the Council prior to commencement of development. Should this not be forthcoming the planning obligation will also be required to include arrangements whereby the long term management responsibility of the open space areas and play areas passes to plot purchasers in the event of default.

Indoor Community Space

146. The Community Facilities Audit 2009 states that Thriplow needs 133m² of indoor community space and has 140m² resulting in a surplus of 7m². Based on the submitted housing mix 10m² is required.
147. Thriplow is served by a well maintained village hall which is rated as excellent and St George's Church which is in regular use with an active congregation covering all age ranges. It has three services a month and is used for weddings, baptisms, funerals, concerts and each spring participates in the Thriplow Daffodil Weekend and serves as a meeting place under policy DP/4. Thriplow Primary School is located on School Lane in close proximity to the Church. The hardstanding play area within the School grounds is currently used by St George's Church as an outside school hours car park. Planning permission has been granted for two new classrooms at the school. This extension is needed to accommodate growth from the development as well as address existing pressure for school places. This means the vehicle access to the car park can no longer be achieved which will be detrimental to St Georges capacity to serve as a community facility.
148. To resolve this Thriplow Parish Council has proposed the acquisition of agricultural land to the north of the school in order to provide new playing fields. This would allow for some of the existing playing field to be surfaced thereby protecting the school as a car park area for the church. This proposal would be necessary to make the development acceptable in planning terms as the playing fields are needed as a direct result of the development. It would ensure the additional school places that are needed to offset the impact of the development through the creation of additional classrooms which would remove the existing car parking could accommodate the car parking in close proximity on site. Therefore the car parking within the school site would be necessary to make the development acceptable in planning terms and be directly related. The car parking can be achieved on site for the school and Church. Given the small parcel of land and the scale of the development for 36 dwellings this transfer of land is fairly and reasonably related in scale and kind. An added benefit is that it would be available for staff parking during the day and go some way to addressing local concerns relating to car parking outside of the school.

149. Surface costs would be in the region of £100 per square metre and there are around 800 square meters totalling £80,000 with around a further £20,000 required for the access point. Based on the approved housing mix in accordance with the SPD there would be a requirement of £17,282.24. This project has been identified to facilitate these works and meets the CIL regulations through an off site contribution towards community facilities to comply with Policy DP/4.
150. Another proposal has been put forward to resolve the issue of car parking instead of the transfer of land to the north of the school. This comprises a piece of agricultural land to the north of the existing Church to facilitate the new access and car park. This piece of land is near to the school but would require staff and parents to cross a road that has no footpath and would therefore remove the benefit of providing accessible car parking for the school. It would also mean there is no way of securing the works for the playing field which is directly needed to mitigate the impact of the development. This land is in the Green Belt and would therefore be inappropriate by definition in accordance with paragraph 87 of the NPPF 2012 which states development should not be approved except in very special circumstances.
151. There are concerns that if a planning application came forwards for the car park and access it would not be acceptable in the Green Belt and couldn't actually be delivered where as the land adjacent to the school for the car park is not in the Green Belt. Therefore the first option put forwards by the Parish Council for land transfer to the north of the School is considered to be more appropriate and mitigates the impact of the development to a greater degree. Given the scale of the development for 36 dwellings it would not be reasonable to gain two transfers of land. The option of transferring the land to the north of the Church is not considered necessary to make the development acceptable in planning terms and therefore has not been included in the S106 agreement.

Museum/Artefacts

152. Development Control Policy DP/4 states that contributions may be necessary for Arts and Cultural Provision and the preservation or enhancement of the historic landscape or townscape.
153. Policy SF/6 says that;
1. In determining planning applications the District Council will encourage the provision or commissioning of publicly accessible art, craft and design works.
 2. The Public Art policy will apply to:
 - a. Residential developments comprising 10 or more dwellings; and
 - b. Other developments where the floor area to be built is 1,000 m² gross or more, including office, manufacturing, warehousing and retail developments.
 3. On smaller developments, developers will be encouraged to include Public Art within their scheme as a means of enhancing the quality of their development. This is supported by the Public Art SPD adopted January 2009.
154. On behalf of Thriplow Society, Thriplow Parish Council have requested a financial contribution towards helping finance a new building within which to store historic documents and artefacts for public display and reference.
155. The likely cost of constructing the new building may eventually be in the region of £100,000 however any developer contribution must be fairly and reasonably related in scale and kind. The consensus shows that around 460 people live in Thriplow

village with around 85 to 90 people expected to live on the new development (i.e. 20% increase in the village). A contribution of £20,000 is therefore considered to be appropriate in accordance with policy DP/4 and SF/6 and is CIL compliant. Remaining funding will be secured through grant funding, fund raising and other developer contributions (S106 or future CIL).

Waste Receptacles

156. 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

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

Education

158. The development is expected to generate a net increase of 9 early year's children, of which 7 are entitled to free provision. There is one main early years provider in Thriplow (Ladybird Playgroup). There is sufficient capacity in the catchment to accommodate the early years children arising from the development and therefore no early year contribution is required.
159. The development is expected to generate a net increase of 7 primary aged children. Thriplow Primary School is full and there is currently planning permission for two new classrooms to create 60 spaces costing £1,020,000 which equates to £17,000 per place. Therefore a contribution of £119,000 is required towards primary provision.
160. The development is expected to generate a net increase of 5 secondary school places. The catchment school is Melbourn Village College. There is insufficient capacity at Melbourn Village College to accommodate the places being generated by this development. However, there is currently no project identified to increase capacity and therefore no contribution for secondary education can be requested.

Libraries and Life Long Learning

161. The proposed increase in population from this development (36 dwellings x 2.27 average household size = 82 new residents) will put pressure on the mobile library and lifelong learning service which have insufficient capacity to meet the new population. However, the mobile library service already has 5 S106 contributions pooled; therefore, the County Council is prevented from seeking a further S106 toward this until an additional project has been identified.

Strategic Waste

162. This development falls within the Thriplow Household Recycling Centre catchment area for which there is currently insufficient capacity. This would generate a contribution of £302.04 (£8.39x36) The development would not require a contribution towards the project to expand capacity as 5 schemes have already been pooled

towards this project.

Summary

163. Appendix 1 confirms the details of the developer contributions set out above required to make the development acceptable in planning terms in accordance with Policies DP/4, SF/6, SF/10 and SF/11 of the LDF 2007 and paragraph 204 of the NPPF.

Environmental

Impact on the Green Belt:

164. The main issues are:
- Whether the proposal is inappropriate development in the Green Belt
 - 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.
165. 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 (including Thriplow) and a landscape that retains a strong rural character.
166. 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.
167. Section 9 of the National Planning Policy Framework (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.
168. Paragraph 87 of the National Planning Policy Framework states that inappropriate development, is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
169. 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.

170. In terms of the impact on the setting of the Green Belt no dwellings are proposed in the Green Belt, only within its setting. The removal of the existing agricultural buildings and hardstanding within the Green Belt and provision of a new landscaped open space combined with the introduction of a new boundary edge along the western edge through the inclusion of trees, woodland and hedgerows increases the openness and mitigates the impact on the setting of the Green Belt in accordance with policy GB/3.
171. Paragraph 90 of the NPPF 2012 states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. This includes engineering operations such as the creation of the public open space and children's play space to the west and south west including the underground gas tanks with manhole covers and timber bollards above ground are in the Green Belt. The removal of the existing agricultural buildings and hardstanding within the Green Belt and provision of a new landscaped open space will enhance the openness of the Green Belt.
172. The starting point for determining planning applications is to consider them on their own merits. This application has been presented by the applicants as being linked to planning applications S/3567/17/FL - New Barn, Brook Road, Thriplow, SG8 7RG - Demolition of existing barn and construction of a car repair workshop and works to site entrance and S/3566/17/FL - Land east of Fowlmere Road, Foxton - Construction of a new grain store and creation of an access from Fowlmere Road together with planting and formation of an acoustic bund. The grant of planning permission for this development would result in the loss of the grain store and car repair business unless planning permission were granted for those other applications.
173. There is also planning history on this site which is material to the determination of this application. Planning application S/0713/05/0 - Outline planning application for residential development (estimate of 25-35 dwellings) was refused. One of the reasons was due to 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. Planning application S/0713/05/O was for outline planning permission only and no details were submitted for the scale, layout, appearance or landscaping or the impact on the Green Belt through displacement. The current application S/3591/17/FL is a full planning application and contains a significant level of detail and through the proposed landscaping is considered to mitigate the impact on the openness of the Green Belt in accordance with policy GB/3 of the adopted LDF 2007.
174. With regard to planning application S/3567/17/FL - New Barn, Brook Road, Thriplow, SG8 7RG - Demolition of existing barn and construction of a car repair workshop and works to site entrance this application is relevant to this current scheme as it will displace buildings into the Green Belt. The replacement of the existing agricultural building (which is considered to be a greenfield site) with the proposed car repair business creates a building with a larger floor space and within a different use class. The new building is therefore defined as inappropriate development in the Green Belt in policy terms contrary to Policy GB/1 of the LDF 2007 and paragraph 89 of the NPPF 2012.
175. There is also considered to be other harm from using the hardstanding for vehicle

parking and the greater degree of permanency this would have compared to agricultural vehicles. In Green Belt terms the vehicle parking in connection with the development would result in some harm through loss of openness and visual intrusion into Green Belt. However, as set out in the report (S/3567/17/FL) for the car repair business if planning permission for the residential development were granted, it is the economic and social benefits through much needed housing together with the economic benefit to the local and wider economy of retaining a car business and the lack of alternative sites through undertaking a sequential test that are considered to collectively form very special circumstances in this instance. These very special circumstances are considered to clearly outweigh the in principle harm to the Green Belt and the other identified limited harm in accordance with paragraph 88 of the NPPF.

176. In respect of the displacement of the grain store into the Green Belt under planning application S/3566/17/FL – Land east of Fowlmere Road, Foxton - Construction of a new grain store and creation of an access from Fowlmere Road together with planting and formation of an acoustic bund. The new grain store is considered an exception under paragraph 89 of the NPPF 2012. However, the additional hardstanding and bund are considered inappropriate development and require very special circumstances. The development will provide new storage and drying facilities to provide increased required capacity. This lack of capacity affects the viability of the farm.
177. 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.
178. 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 to outweigh the in principle and other harm identified to the Green Belt. These applications are ultimately needed to facilitate the housing development of which there is a significant shortfall in the District.

Impact on the landscape, village character, protected village amenity area and heritage assets:

179. Policy NE/4 (Landscape Character Areas) of the LDF and policy NH/2 (Protecting and Enhancing Landscape Character) of the draft Local Plan aims 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. 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.
180. Policies DP/2 and DP/3 are not considered to be housing supply policies and are not

therefore considered to be out of date. 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.

181. 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.
182. The landscape is not subject to any national designations and as part of the application documents the applicant has submitted *Landscape and Visual Impact Assessment September 2017, Proposed Site Layout 092-011 Rev Q*. In terms of the landscape, visual and visual amenity effect the Landscape Officer agree with the Landscape and Visual Impact Assessment submitted with the application that no adverse landscape or visual effects have been identified as a result of the proposed development.
183. The Landscape Officer highlights the positive landscape measures offered as part of this application which includes the retention of the majority of existing trees and hedgerow upon the northern boundary which are a key landscape feature. The removal of the existing agricultural buildings and hardstanding within the Green Belt which are presently in a poor condition. The development will provide a new rural street frontage overlooking Lodge Road and Thriplow Cricket Club and the introduction of a new boundary edge along the western edge through the inclusion of trees, woodland and hedgerows; and the inclusion of new trees and native hedgerows throughout the development in keeping with local character.
184. 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 to ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6.
185. In terms of the character of Thriplow it is a small village that comprises low density, dispersed pattern of development along a number of narrow lanes. In terms of the character of the houses in Thriplow their position in plots varies with some tight to the road with minimal front gardens and others set back from the road. The ancillary accommodation is often at right angles and forms a courtyard arrangement. Some dwellings have gable ends with mostly two storey dwellings and a traditional palette of brick, timber boarding and render.
186. The site is served by accesses off Lodge Road and the units provide an appropriate frontage to Lodge Road. The retention of the hedge on Fowlmere Road enables side and rear facing properties which would be suitable along this edge. The arrangement and design of the dwellings has been informed by the character of Thriplow. The Urban Design Officer has suggested improvement with regard to elevation of plot 20 House type I. Rather than the bedroom window facing the driveway the blind window on the elevation facing the cricket ground should be replaced by a fully glazed window. This has been amended and now creates a more attractive and appropriate treatment for a key elevation.
187. Plot 26-32- House Type A is the block of flats with two gable ends like dwellings in Thriplow which appears like a row of terraced houses. The gable elevations balance the dwellings and as you go down the proposed road due to the position of plots 23-25 you will only see the gable at oblique angles from a distance. The gables are therefore

not considered to be highly visible until you are directly next to them. The windows are well proportioned and whilst the wide gables are uncharacteristic of traditional forms this is not considered to cause significant harm.

188. The fencing has been moved inside the hedge along Folwmere Road and hedge planting with knee railing is proposed along Lodge Road. It would be reasonable to condition full details of the boundary treatments and materials to ensure these details are properly assimilated into the area in accordance with policies DP/2 and DP/3 of the adopted LDF 2007. It is considered that sufficient details are provided of the windows, doors and eaves details and it would not be necessary to require further details in accordance with paragraph 206 of the NPPF 2012.
189. The development is considered to enhance the gateway location to the village in accordance with policy DP/2.
190. Policy CH/6 of the adopted LDF 2007 in relation to protected village amenity areas (PVAA) states that development will not be permitted adjacent to these area if it would have an adverse impact on the character, amenity, tranquillity or function of the village. As the site is on the opposite side of the road to the cricket field which is classified as PVAA there is sufficient separation from this area and given the high quality nature of the development is not considered to cause significant harm in accordance with policy CH/6 of the adopted LDF 2007. assessed above the development is not considered to cause significant harm to the character of the area
191. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special regard shall be paid to desirability of preserving or enhancing the character or appearance of that area.
192. Planning policy CH/5 (Conservation Areas) of the LDF and policy NH/14 (Heritage Assets) aims to ensure development within and impacting the setting of Conservation Areas which consist of areas of special architectural or historic interest and because the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces preserve or enhance the character and appearance of the area.
193. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to preserving or enhancing the character or appearance of a Listed Building.
194. The *Barnwell* judgement indicates that any harm caused to a conservation area or to a listed building via its setting should be given great weight in any such balancing process derived from paragraph 134. This directly stems from Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. These place a statutory duty on the decision maker to 'have regard to the desirability of preserving', i.e. keeping from harm.
195. With regard to policy CH/4 (Development Within the Curtilage or Setting of a Listed Building) of the LDF and policy NH/14 (Heritage Assets) of the draft Local Plan aim to ensure development does not cause adverse harm by dominating the Listed Building or building in its curtilage by scale, form, mass or appearance or harm the visual relationship between the Listed Building and its formal or natural landscape surroundings.
196. Paragraph 132 of the National Planning Policy Framework states that when

considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

197. Paragraph 134 of the National Planning Policy Framework 2012 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
198. Paragraph 137 of the NPPF 2012 states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
199. Paragraph 138 of the NPPF states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
200. The site is in the setting of Grade II* and Grade II listed buildings to the south and south east of the site comprising of the following, Thriplow Bury and The Lodge (number 3) Lodge Road; number 30 (also known as 34) Lower Street and number 26 Lower Street (The Dower House).
201. Thriplow Bury is a Grade II* listed building located to the south of the site and is 160m away with the dovecote and walled garden being Grade II listed. Thriplow Bury is surrounded by trees to the north which act as a buffer to the existing site. The dovecote is located to the south west of Thriplow Bury and is an ancillary structure associated with the manor house which is further separated from the development site. The walled garden lies to the north west of Thriplow Bury and the wider grounds and garden form its setting. Due to the thick plantation of trees to the north and west the setting of these heritage assets will be preserved.
202. The Lodge is Grade II listed, is located 40 metres from the site and is associated with Thriplow Bury through its position at the junction with Lodge Road and Lower Street. The Lodge has a driveway to the south and gardens to the north. Between the site and this heritage asset there is a ditch and mature trees and its importance is associated with being able to see visitors wanting to approach Thriplow Bury. At present the grain store and car repair workshop detract from its setting. Replacing these buildings with sensitively designed houses will enable the building to be continue to be read as a Lodge and will preserve its setting.
203. With regard to number 34 Lower Street this is Grade II listed. The site is 16m from its curtilage and 40 metres from the building itself and fronts Lower Street away from the application site. It is also separated from Lodge Road and has mature planting which

screens the dwelling. For these reasons the development will preserve the setting of this heritage asset. The Dower House is Grade II listed and is 80m from the site. It is set in large grounds with thick woodland which screens the building from Lodge Road and therefore the development will preserve the setting of this heritage asset.

204. The development is considered to preserve the setting of the Grade II* and Grade II listed buildings in accordance with policy CH/4 of the adopted LDF 2007 and paragraph 137 of the NPPF 2012.
205. In terms of the impact on Thriplow Conservation Area the character of the Conservation Area consists of a square of roads with two storey dwellings. There is a dispersed pattern of development along narrow lanes with open spaces such as the cricket pitch with hedgerow and woodland forming its character. The character of the Conservation Area in the context of this site (looking east) has views across from the cricket pitch to Lodge Road with the existing grain store following this agricultural character.
206. The scale and industrial appearance of the agricultural buildings detracts from the setting of the Conservation Area and the quality of the dwellings and reduction in height will enhance the character of the Conservation Area. However, the openness of the site to the front onto Lodge Road and the degree of separation between the existing agricultural buildings forms the agricultural character. Introducing a lower scale of development but one that removes the openness of the site onto Lodge Road and the wider setting will cause harm to the character of the Conservation Area. That harm must be given considerable importance and weight in the planning balance in accordance with s72 LBA 1990.
207. Taking into account the relative significance of the Conservation Area and the impact which is limited to the eastern edge of the site and across the cricket pitch this harm is considered to be less than substantial in accordance with paragraph 134 of the NPPF.
208. Paragraph 134 of the National Planning Policy Framework 2012 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The harm to the Conservation Area is therefore required to be weighed against the public benefits. It is considered the development will provide a contribution to the lack of 5 year housing land supply and chronic shortage of affordable housing. It will provide significant economic benefits through the creation of jobs during construction and increased use in services and facilities in the village such as the village shop and pub. The high quality design of the dwellings and removal of significant scale and mass of industrial buildings along with landscape planting are benefits. Overall the benefits of the development are considered to outweigh the harm to the Conservation Area in accordance with paragraph 134 of the NPPF 2012. It should nonetheless be noted, for the avoidance of doubt, that even though the harm is less than substantial in terms of paragraph 134 of the NPPF, it must nonetheless be given considerable importance and weight in the planning balance by reason of s.72 LBA 1990.

Loss of Employment

209. Policy ET/6 (Loss of Rural Employment to Non-Employment Uses) of the adopted Development Control Policies states the redevelopment of existing employment sites to non employment uses within village frameworks will be resisted unless evidence is

provided that the site is not suitable for any continuing employment use through 12 months marketing evidence having regard to market demand or if the overall benefit to the community outweighs any adverse effect on employment opportunities and the range of available employment land and premises; or the existing use is creating environmental problems such as noise, pollution or traffic problems and any alternative employment use would continue to generate similar environmental problems.

210. As the site is outside the adopted village framework it is not within the village in planning policy terms. With regard to policy ET/6 this applies to sites within village frameworks. The starting point for determining planning applications is to consider them on their own merits. This application has been presented as being linked to planning applications S/3567/17/FL - New Barn, Brook Road, Thriplow, SG8 7RG - Demolition of existing barn and construction of a car repair workshop and works to site entrance and S/3566/17/FL – Land east of Fowlmere Road, Foxton - Construction of a new grain store and creation of an access from Fowlmere Road together with planting and formation of an acoustic bund. The merits of the other applications are therefore relevant.
211. No marketing evidence has been provided to show that the site is not suitable for any continued employment use. There have been no noise complaints recorded by Environmental Health in respect of noise or pollution and the site is not considered to generate traffic problems. No evidence has been submitted that any alternative use would continue to generate similar environmental problems. However, if planning permission is granted for the car repair workshop business and grain store business and they are moved to new sites, their employment uses will be retained. Therefore whilst there is a loss of employment on this specific site given that the business are proposed to be moved as part of applications S/3567/17/FL and S/3566/17/FL there would not be a loss of employment in accordance with policy ET/6 of the adopted LDF 2007 and would facilitate significant economic benefits to the economy. If the applications for the car repair business and grain store are refused this application will result in a loss of employment on the site which would be a disbenefit which would need to be weighed in the balance. The loss of the car repair workshop would be significant given the strong support for this locally important business which creates jobs for the economy and constitutes a public benefit. The loss of the grain store building on this site would affect a sizeable business which would also be detrimental to the economy.

Ecology, Trees and Hedging

212. The Ecology Officer has no objections to the application. The Preliminary Ecological Appraisal (PEA) and supplementary Reptile Survey and Outline Mitigation Strategy have highlighted breeding birds, foraging bats, and a small population of reptiles as probable constraints to works. In relation to the above species the ecology officer is in agreement with the assessment presented and believes that the avoidance and mitigation strategies that have been suggested will be adequate to remove any residual risk of legislative conflict.
213. Concern was raised that a reasonable avoidance and mitigation strategy for great crested newts needed to be employed. An Ecological Avoidance and Mitigation Strategy has been submitted to support the application. The strategy provides adequate protection for great crested newts during construction; and sets out how direct impact to other protected species will be avoided/mitigated. The strategy goes on to recommend several ecology enhancements that will enable the finished

development to provide a gain in biodiversity which the Ecology Officer agrees with.

214. Two conditions are recommended, the first to ensure the avoidance and mitigation measures are carried out in accordance with the information submitted. The second condition requires prior to the commencement of development a scheme of biodiversity enhancement including bird nesting boxes, bat roosting boxes, log piles, hedgehog connectivity, and native planting 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.
215. The Landscape Officer has requested a more detailed landscape plan which can address the Ecology Officers concerns regarding the landscape plan providing a meadow instead of the grass areas east of plot 14 and east of plots 15 and 26-31 as apposed to the wear tolerant mix currently shown apart from around the play area. This will enable biodiversity enhancement in accordance with policy NE/6 and the NPPF.
216. The Trees Officer has no objections to the application subject to ensuring the Arboricultural Survey and Impact Assessment (dated 27 September 2017) and associated plans are listed as an approved document to ensure there is not significant harm in accordance with policy DP/2 and NE/6.

Residential Amenity, Noise, Emissions and Lighting

217. 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 adjacent properties

218. With regard to any overlooking impact on The Lodge to the south and number 34 south east. There is considered to be an acceptable degree of separation from the proposed development to these dwellings and therefore there is not considered to be a significant overshadowing or overbearing impact in accordance with policy DP/3 of the adopted LDF 2007.
219. Future occupiers of the site
There is considered to be an acceptable degree of separation between the dwellings to not give rise to a significant overbearing or overshadowing impact in accordance with policy DP/3. In terms of any overlooking impact it would be reasonable to condition the rear of plots 11 and 12 en-suite windows and plots 16-19 roof lights serving bathrooms are obscure glazed or 1.7m from the internal floor level to the bottom of the cill to ensure there is not a significant overlooking impact in accordance with policy DP/3.
220. Each dwelling will have access to private residential amenity space in the form of a garden and the flats with a balcony and/or communal garden space. The gardens provided are of a reasonable size ranging from 74 square metres on some of the smaller units to 405 square metres on the larger units. The Councils District Design Guide (SPD) requires garden spaces to be between 50-80 square metres in urban-rural locations. The proposed development would accord with this guidance.

221. The Council's Environmental Health Officer raises no objection to the principle of the development subject to conditions which will control noise and dust during construction and on completion of the development in accordance with Policies DP/3, NE/14 and NE/15 of the adopted LDF 2007. A condition that was requested by the Environmental Health Officer was regarding during demolition and construction there shall be no bonfires or burning of waste except without the prior permission of the Environmental Health Officer. However, this is not directly related to planning and does not meet the tests as set out in paragraph 206 of the NPPF and would be dealt with by other legislation. Therefore it would only be reasonable to add this as an informative. It would be reasonable to condition a noise insulation scheme within the habitable accommodation to ensure there is not significant noise to the habitable rooms in accordance with policy NE/15.
222. There is no objection to the proposal in respect of air quality. It would be reasonable to condition an electronic vehicle charging infrastructure strategy in accordance with policy NE/16 of the adopted LDF 2007. It would only be reasonable to add the use of low emission boilers as an informative as this would not be enforceable or reasonable as set out in paragraph 206 of the NPPF 2012.

Highway Safety and Parking

223. The Highways Authority raises no objection to the proposal in regard to highway safety subject to the imposition of conditions regarding removal of permitted development rights for plots 1, 12, 13 and 14 for the creation of off street car parking spaces from Fowlmere Road to prevent unnecessary creation of accesses onto Fowlmere Road, traffic Management Plan, falls and levels of access (to prevent run-off), the proposed accesses is constructed using a bound material for the first 10 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.
224. The proposed work shown on drawing numbers 1702-18 PL01 Rev A and 1702-18 PL02 Rev A includes the footpath details and visibility splays which it would be reasonable are to be fully constructed to the satisfaction of the Local Planning Authority prior to the first occupation of any of the dwellings in accordance with policy DP/3 of the adopted LDF 2007.
225. Lodge Road is being widened to 5m in width to accommodate the impact of the development. The Highway Authority will require the widening of Lodge Road to become adopted public highway which will be undertaken via Section 278 of the Highways Act 1980, the Highway Authority will not seek to adopt any of the internal roads within the development site.
226. Concerns have been raised by Thriplow Parish Council and residents regarding the impact of the additional traffic from the development on the highway network. A Local Road Traffic Order has been proposed to reduce the speed limit throughout the village from 30mph to 20mph. The narrowness of Farm Lane makes it difficult for regular two way traffic and it is proposed the section between Mill Lane and Lower Street become one way through the introduction of new signage. The Local Highways Authority have no objection to this. The Road Traffic Order would cost £5000 to administer and consult on with £10,000 covering the cost of signage to facilitate these two improvements, totalling £15,000 which the developer has agreed to and is considered to be CIL compliant.
227. Policy TR/2 of the adopted LDF 2007 requires an average of 1.5 car parking spaces

per dwelling across the district and a maximum of 2 car parking spaces per 3 or more bedrooms in poorly accessible areas. There are 76 car parking spaces proposed which includes garages and is an overprovision of 4 car parking spaces. The one and two bedroom flats only have one parking space which is in accordance with the adopted standards. There are a number of larger properties that have four vehicle parking spaces. This would encourage the occupiers to travel by unsustainable modes of transport. However, it would not result in significant harm as it is only slight above the maximum levels and would not give rise to significant harm sufficient to sustain refusal of the application in accordance with policy TR/2 of the adopted LDF 2007.

228. There is a requirement for a minimum of 1 secure cycle space per dwelling which the development is compliant with through space within the garage or separate storage in accordance with policy TR/2 of the adopted LDF 2007

Flood Risk, Surface Water Drainage and Foul Water Drainage

229. The site lies in Flood Zone 1. The Environment Agency commented , it will be necessary in this instance, for the Council to respond on behalf of the Environment Agency in respect of flood risk and/or surface water drainage issues.
230. Flood Zone 1 is considered to be land having a less than 1 in 1,000 annual probability of river or sea flooding. The type of development proposed is considered to be in the more vulnerable category as outline in Table 2: Flood Risk Vulnerability Classification of the NPPG paragraph 066. Therefore based on this classification development is considered appropriate in line with Table 3: Flood risk vulnerability and flood zone 'compatibility' as set out in paragraph 067 of the NPPG.
231. The Lead Local Flood Authority (LLFA) and Drainage Officer are no longer objecting to the application in principle. The applicant has demonstrated that surface water can be dealt with on site using permeable surface shallow swales and basins and a wetland, restricting surface water discharge to greenfield equivalents. The LLFA is supportive of the use of the above SuDS measures. In addition to controlling the rate of surface water leaving the site it also provided water quality treatment which is of particular importance when discharging into a pond or watercourse.
232. The SuDS systems has been designed to consider local groundwater and surface water flood risk including exceedance flow routes should a storm greater than design occur. This is subject to conditions regarding surface water drainage scheme for the site based on sustainable drainage principles within the agreed surface water drainage strategy prepared by Robert Bray Associates and details of long term maintenance with the management of the SuDS included in the S106 agreement. This will provide a satisfactory method of surface water drainage including maintenance and management in accordance with policy NE/9 and NE/11 of the adopted LDF 2007.
233. The Environment Agency has no objection subject to the imposition of conditions regarding contamination which is addressed in the contamination section, surface water drainage details as detailed above. A condition is requested that if piling or other foundations are proposed these details are submitted to protect and prevent the pollution of controlled waters and groundwater NE/8 of the adopted LDF 2007 which it would be reasonable to condition.
234. In terms of foul water drainage in respect of wastewater treatments the foul drainage from this development is in the catchment of Foxton Water Recycling Centre, which

currently does not have capacity to treat flows from the development site. Anglian Water have confirmed they are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure there is sufficient treatment capacity should the planning authority grant planning permission. The sewerage system at present has available capacity for these flows via a gravity connection. It would be reasonable to impose a condition regarding the details of foul water drainage to ensure there is a satisfactory method in accordance with policy NE/10 of the adopted LDF 2007.

Contamination

235. The Contaminated Land officer considered the implications of the proposals and assessed the Geo-Environmental Report by Enzygo dated September 2017, and considered the implications of the proposals. The site comprises a number of agricultural farm buildings, including fuel storage tanks, which have potential for contamination to be present and the proposal is for a sensitive end use (residential). The above named report comprised both a Phase I Desk Study and a Phase II Site Investigation.
236. Though no other gross contamination was identified, the investigation has highlighted the presence of asbestos fibres within the made ground across the site and remedial measures are proposed in the form of clean soil cover within soft landscaped areas of the site. Whilst this is appropriate, the report proposes additional investigation below current structures post demolition which were inaccessible at the time of the investigation, therefore full remedial proposals should be submitted and agreed following completion of the additional investigation.
237. Given that demolition of buildings on site is part of the requested consent, the Contaminated Land Officer recommends a condition no development approved by this permission shall be occupied, unless otherwise agreed, until an additional investigation and recording of contamination post demolition and remediation objectives have been determined through risk assessment, remediation method statement and verification report are agreed in writing by the Local Planning Authority. This is 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

Archaeology

238. 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

239. Concerns were raised regarding the Design and Access Statement not being available. This document has been available since the validation of the application online on the public register.

Planning Balance

240. Given the fact that the Council cannot currently identify a five year supply of housing land, in accordance with 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. As set out above, while paragraph 134 of the NPPF is a restrictive policy that would ordinarily disengage the tilted balance in paragraph 14, the public benefits of the proposal outweigh the less than substantial harm to the Conservation Area for the purpose of paragraph 134 so that the tilted balance in paragraph 14 applies in this matter.
241. This report sets out a number of benefits that would result from the development. These are set out below: -
- a) The provision of 36 dwellings towards housing land supply in the district based on the objectively assessed 19,500 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector and updated by the latest assessment of housing delivery (in the housing trajectory December 2017).
 - b) The provision of 14 affordable dwellings towards the identified need across the district.
 - c) Provision of a public footpath along Lodge Road and on the corner of Fowlmere Road including widening of Lodge Road
 - d) The introduction of a new boundary edge along the western edge through the inclusion of trees, woodland and hedgerows
 - e) Developer contributions towards education, sports, formal children's play space including transfer of land to South Cambridgeshire District Council, indoor community space, museum/artefacts, including a Local Road Traffic Order to reduce the speed limit in the village to 20mph and section of Farm Lane between Mill Lane and Lower Street be made one way through signage
 - f) Employment during construction to benefit the local economy
 - g) Greater use of local services and facilities to contribute to the local economy.
242. Significant weight can be attached to the provision of 36 dwellings including 40% affordable housing to meet the lack of housing supply in the district in accordance with the guidance in the NPPF.
243. Significant weight can also be attached to the provision of a public footpath along Lodge Road and on the corner of Fowlmere Road as well as widening of Lodge Road. Significant weight can be given to the introduction of a new boundary edge along the western edge through the inclusion of trees, woodland and hedgerows as well as developer contributions towards education, sports, formal childrens play space, indoor community space, museum/artefacts including a Local Road Traffic Order to reduce the speed limit in the village to 20mph and section of Farm Lane between Mill Lane and Lower Street be made one way through signage.
244. Moderate weight can be attached to the provision of employment during construction and the impact upon local services from the development.
245. This report sets out a number of adverse impacts that would result from the development. These are set out below: -
- a) Location outside village framework and the objectives of policies DP/1(a) and DP/7.
 - b) Scale of development and the objectives of policy ST/6

- c) If planning applications S/3567/17/FL for a car repair business and S/3566/17/FL for grain store proposal (as set out in greater detail in the respective committee reports for those applications) are refused this would lead to a loss of employment on this site. If planning permission for those developments is granted, there would be displacement into the Green Belt of the car repair business and grain store buildings
 - d) Reliance on private motor car to access wider services and facilities
 - e) Less than substantial harm to the setting of the Conservation Area
246. 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.
247. If planning applications S/3567/17/FL for the car repair business and S/3566/17/FL for the grain store are refused this would result in loss of employment on the site. Significant weight can be attached to the loss of employment despite this not being protected by adopted plan policy ET/6. This policy is not consistent with paragraph 7 of the NPPF which promotes the use of brownfield land that has been previously developed providing that it is not of high environmental value. The agricultural buildings and hardstanding around these buildings is not considered to be brownfield land. However, the car repair and car building business to the south is considered brownfield land and is not of high environmental value.
248. However, the Applicant has made clear that unless planning permission is granted for the car repair workshop and the grain store then the housing development cannot be delivered. As such, in deciding whether or not to grant permission for this application, officers consider that the benefits and adverse impacts of all three applications (as set out in the respective committee reports) must be weighed together in the balance.
249. Moderate weight can be attached to reliance on the private motor car to access wider services and facilities as there is accessibility through walking into the village to the village shop for basic services.
250. Significant weight must be given to the less than substantial harm to the setting of the Conservation Area. In accordance with paragraph 134 of the NPPF the public benefits of the development will provide a contribution to the lack of 5 year housing land supply and chronic shortage of affordable housing. It will provide significant economic benefits through the creation of jobs during construction and increased use in services and facilities in the village such as the village shop and pub. The high quality design of the dwellings and removal of significant scale and mass of industrial buildings along with landscape planting are benefits. Overall the benefits of the development are considered to outweigh the harm to the Conservation Area in accordance with paragraph 134 of the NPPF 2012 even according that harm significant weight and importance in accordance with s.72 LBA 1990.
251. Significant weight must be given the displacement of the car repair workshop and grain store buildings into the Green Belt. If planning permission is granted for the car repair business (S/3567/17/FL) significant weight can also be given to economic benefits which would not only enable retention of a locally important business and local jobs for the economy. This would be considered to represent very special circumstances and constitute a public benefit outweighing the in principle harm and other harm to the openness of the Green Belt through the additional cars in connection with the business to the Green Belt.

252. If planning permission is granted for application S/3566/17/FL for the new grain store significant weight can also be given to its economic benefits given the inter-linked nature of the three applications. Notwithstanding the case set out in the report for S/3566/17/FL that there is a case for the grain store on its own merits. The grain store will enable continuation of the business. It will also provide new storage and drying facilities to provide increased required capacity. This lack of capacity affects the viability of the farm. There is no alternative lower quality of land available and 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 to outweigh the harm to the Green Belt.

Conclusion

253. According significant weight to the (albeit less than substantial) harm to the Conservation Area in accordance with s.72 LBA 1990, it is considered that the benefits of the proposal outweigh the harm identified.
254. Overall, whether planning permission is granted for the other two applications (which would result in displacement into the Green Belt) or not (which would result in a loss of employment on this site) it is considered that this adverse impact together with the conflict with policies DP/1, DP/7 and ST/6, the harm to the character of the Conservation Area and the reliance on the motor car do not significantly and demonstrably outweigh the benefits of the proposal particularly in terms of the contribution which it would make to housing supply. This is when assessed against the policies in the NPPF taken as a whole and when assessed against specific policies in the Framework indicating development should be restricted.
255. On balance, planning permission should therefore be granted.

Recommendation

256. Delegated approval subject to:

Legal Agreement

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

Conditions and Informatives

258. 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:

(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:

092-005 Rev A, 092-011 Rev V, 092-020 Rev H, 092-021 rev I, 092-022 Rev G, 092-025 Rev F, 092-026 Rev F, 092-027 Rev A, 092-028 Rev A, 092-030 Rev E, 092-031 Rev E, 092-040 Rev F, 092-041 Rev H, 092-042 Rev G, 092-045 Rev G, 092-046 Rev F, 092-050 Rev H, 092-051 Rev G, 092-055 Rev F, 092-056 Rev F, 060 Rev G, 092-061 Rev G, 092-065 Rev G, 092-066 Rev H, 092-070 Rev H, 092-071 Rev H, 092-080 Rev I, 092-081 Rev I, 092-085 Rev H, 092-086 Rev G, 092-090 Rev H, 092-091 Rev G, 092-092 rev I, 092-095 Rev H, 092-096 Rev G, 092-097 Rev H, 092-100 Rev E, 092-101 Rev D, 092-102 Rev A; 2280,EC,AR002-2/ Rev 1; 2280,EC,AR003-1/Rev 1; 2280,EC,AR003-3/ Rev 1 (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 above base course level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

(d) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage based upon the principles within the agreed surface water drainage strategy prepared by Robert Bray Associates (ref: Thriplow Outline SuDS Design Statement); and associated HR Wallingford UK Suds storage report (ref 6264080), SuDS Flow and Volume Requirements and SuDS Outline Design drawing (ref: RBA-REF-002 A); and shall also include the following:

- i) 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;*
- ii) 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;*
- iii) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;*
- iv) Full details of the proposed attenuation and flow control measures;*
- v) Site Investigation and test results to confirm infiltration rates;*
- vi) 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;*
- vii) Full details of the maintenance/adoption of the surface water drainage system;*
- viii) Measures taken to prevent pollution of the receiving groundwater and/or surface water;*

The details shall be submitted to and approved in writing by the Local Planning Authority and 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 ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11

of the adopted Local Development Framework 2007.)

(e) Prior to the commencement of any development, details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify run-off sub-catchments, SuDS components, control structure, flow routes and outfalls. In addition the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

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

(f) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. 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.)

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

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

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

(i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)

(ii) Contractor parking, all such parking shall be within the curtilage of the site and not on street

(iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)

(iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway

Development shall commence in accordance with the approved details.

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

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

(Reason - To ensure that waste arising from the development is minimised and

that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007.)

(j) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment 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.)

(k) Prior to commencement, site preparation or the delivery of materials to site the tree protection measures recommended in the approved tree protection strategy entitled 'Aboricultural Survey and Impact Assessment by Geosphere Environmental Ltd dated 29 September 2017' shall be erected and remain in position until practical completion of the implementation of the development.

(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.)

(l) No development shall commence until a scheme for ecological enhancement including a location plan and specification for establishment and management of native planting and in-built features for nesting birds and roosting bats, log piles, and hedgehog connectivity has been provided to and agreed by the Local Planning Authority. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

(Reason: To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NE/6 of the adopted Local Development Framework 2007.

(m) All development must proceed in strict accordance with the ecological avoidance and mitigation measures contained in the Ecological Avoidance and Mitigation Strategy (Geoshere Environmental Ltd, Dec 2017). If any amendments to the recommendations as set out in the reports are required, the revisions shall be submitted in writing to and agreed by the Local Planning Authority before works commence.

(Reasons: To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended).

(n) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

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

(o) 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.)

(p) No development shall take place until 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. The landscape management plan shall be carried out as approved on commencement of the development hereby permitted unless otherwise 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 Policies DP/2, GB/2 and NE/6 of the adopted Local Development Framework 2007.)

(q) No development shall commence 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.)

(r) Prior to the occupation of the first dwelling hereby permitted an assessment of the noise impact of plant and or equipment including any renewable energy provision sources such as any air source heat pump or wind turbine on the proposed residential premises and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the local planning authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.

(Reason – To protect the amenities of nearby residential properties in accordance with policy NE/15 of the adopted Local Development Framework 2007.)

(s) Prior to occupation of the first dwelling hereby permitted a detailed noise mitigation scheme for the residential units, to protect existing and future

occupants internally and externally from noise from the new roads within the development, shall be submitted to and approved in writing by the Local Planning Authority. The noise attenuation scheme shall be retained thereafter and not altered without prior approval.

(Reason - To ensure that sufficient noise attenuation / mitigation is provided to all residential properties to protect existing and future occupiers externally and internally from the traffic and impact of playing field noise and safeguard the health, amenity and quality of life of future residents in accordance with paragraphs 109, 123 of the National Planning Policy Framework March 2012 and Policy NE/15- Noise Pollution of the adopted Local Development Framework 2007.)

(t) Prior to the first occupation of the dwellings hereby permitted the following information shall be submitted to and agreed in writing by the Local Planning Authority:

i) The application site shall be subject to additional investigation and recording of contamination post demolition and remediation objectives shall be determined through risk assessment and agreed in writing by the Local Planning Authority.

ii) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) shall be submitted to and approved in writing by the Local Planning Authority.

iii) The works specified in the remediation method statement shall be completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

iv) If, during remediation and/or construction works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material shall be agreed in writing by the Local Planning Authority.

(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are 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

(u) During the period of construction, no power operated machinery shall be operated on the site, and there shall be no construction related deliveries taken at or dispatched from the site, before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

(v) 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 highway and shall be constructed from a bound material for the first 10m to prevent displacement of materials onto the highway. The development shall be retained as such thereafter.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the

adopted Local Development Framework 2007.)

(w) The development hereby permitted shall not be occupied until vehicular and pedestrian visibility splays have been provided as shown on drawing numbers 1702-18 PL01 Rev A and 1702-18 PL02 Rev A. The visibility splays shall be kept clear from obstruction over a height of 600mm and thereafter retained.

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

(x) The development hereby permitted shall not be occupied until the footpath link along Lodge Road and Fowlmere Road have been laid out as shown on drawing numbers 1702-18 PL01 Rev A and 1702-18 PL02 Rev A. The footpath shall thereafter be retained and maintained in perpetuity.

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

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

(Reason - To protect the amenities of nearby residential properties in accordance with Policy NE/15, NE/16 and DP/6- Construction Methods of the adopted Local Development Framework 2007.)

(z) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Class B of Part 2, Schedule 2 of the Order for plots 1, 12, 13 and 14 shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - In the interests of highway safety in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)

(aa) Apart from any top hung vent measuring 1.7m from the internal floor level to the bottom of the cill, the proposed en-suite windows only of Plots 11 and 12 (east) and 16-19 (south) rooflights only serving the bathrooms, hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter.

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

(bb) The garage(s) and car port(s), hereby permitted, shall not be used as additional living accommodation and no trade or business shall be carried on therefrom.

(Reason - To ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

- (a) The granting of 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.
- (b) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
- (c) There shall be no burning of any waste or other materials on the site, without prior consent from the Environmental Health Department to ensure nuisance is not caused to local residents.
- (d) Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

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 January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted July 2007)
- Planning File Ref: S/3591/17/FL

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