

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6 July 2011

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

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**S/0779/11 – COTTENHAM**  
**Erection of Farmhouse, Five Agricultural Buildings, and Ancillary Works**  
**at Cuckoo Hill Farm, Oakington Road for Mr S. Wright**

**Recommendation: Delegated Approval**

**Date for Determination: 3<sup>rd</sup> August 2011**

**Notes:**

**This application has been reported to the Planning Committee for determination at the request of the Local Member.**

**Site and Proposal**

1. The site is located outside the Cottenham village framework and in an isolated position within the countryside. It measures 2.36 hectares in area and currently comprises an open area of agricultural land. The ground levels rise gently to the north. The site is accessed via a single width unmade track to the north of Oakington Road. It is aligned both sides by grass verges, ditches, and hedging. The site lies within Flood Zone 1 (low risk).
2. A group of dilapidated agricultural buildings and a mobile home, with a gated access and surrounded by trees, are situated to the south. Further open agricultural land that is separated into paddocks by post and rail fencing surrounds the site. A grass verge, ditch and sporadic hedge align Oakington Road. Oakington Road links the villages of Oakington and Cottenham and is a long straight section of road adjacent to the site access with a speed limit of 60 miles per hour.
3. This full planning application, received 13<sup>th</sup> April 2011, proposes the erection of a farmhouse, five agricultural buildings, and ancillary works. The farmhouse would be sited on the eastern side of the access on a triangular shaped plot 0.44 of a hectare in area. The dwelling would be situated centrally within the plot and have a vegetable garden and orchard to the north and a driveway and parking/turning area to the south along with a detached double garage. It would be a chalet style, L-shaped, three-bedroom farmhouse with height of 3.7 metres to the eaves and 7 metres to the highest ridge. The dwelling would be finished in traditional materials.
4. The five agricultural buildings would be sited on the western side of the access on a rectangular plot of land that measures 1.68 hectares in area. It would be laid to hardstanding to form a fenced yard. Four buildings that measure 63.4 metres in length, 12.2 metres in width, and have an eaves height of 4.6 metres and a ridge height of 6.4 metres, would be situated alongside on the eastern side of the plot adjacent the access. These buildings would accommodate livestock comprising of up to 75 cattle. The other building would be situated on the western side of the plot and measure 18.3 metres in length, 12.2 metres in width, and have an eaves height of 4.2 metres and ridge height of 5.8 metres. This building would be for treatment purposes

and have an isolation yard and handling area attached. A feed store and farm machinery would be located in existing buildings. The buildings would have concrete/ timber boarded walls and fibre cement corrugated roofs. The applicants owns a total of 27 hectares of land at the site but currently farms approximately 500 hectares of land elsewhere partly under ownership and partly rented.

5. The application has been submitted as a result of the applicant's current agricultural holding, Brookfield Farm, Rampton Drift, Longstanton, being located on the site covered by the Council's Area Action Plan for the new settlement of Northstowe. It requires the relocation of the business outside this area, hence the purchase of Cuckoo Hill Farm to facilitate this. The existing holding comprises two dwellings and a range of agricultural buildings. The agricultural buildings accommodate 120 Longhorn cows and heifers and 8 bulls, 20 Belted Galloway cows and 2 bulls, a number of store cattle (approx. 140), 3 Highland cows and 2 Dexters, 150 ewes, and 40 hens. The applicant also runs an amenity contract business that undertakes grass managements, landscaping and fencing and some agricultural contracting including straw baling, mowing, and grain carting.

### **Planning History**

5. Planning permission was granted for a dutch barn on the adjacent site (reference S/0093/94/F).
6. Planning permission was refused and an enforcement notice served for a mobile home on the adjacent site (reference S/0094/94/F). Both were later dismissed at appeal. The reason that the proposal was not supported was because the owner at the time had not adequately demonstrated an agricultural justification for a dwelling on a site in the countryside.

### **Planning Policy**

#### **7. Local Development Plan Policies**

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

DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
DP/7 Development Frameworks  
HG/9 Dwelling to Support a Rural-Based Enterprise  
NE/1 Energy Efficiency  
NE/3 Renewable Energy Technologies in New Development  
NE/4 Landscape Character Areas  
NE/6 Biodiversity  
NE/11 Flood Risk  
NE/12 Water Conservation  
CH/2 Archaeological Sites  
SF/10 Outdoor Playspace, Informal Open Space, and New Developments  
SF/11 Open Space Standards  
TR/1 Planning for More Sustainable Travel  
TR/2 Car and Cycle Parking Standards

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

Open Space in New Developments SPD - Adopted January 2009  
Trees & Development Sites SPD - Adopted January 2009  
Landscape in New Developments SPD - Adopted March 2010  
Biodiversity SPD - Adopted July 2009

8. **National Planning Guidance**

Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Statement 7 (Sustainable Development in Rural Areas)

9. **Circulars**

Circular 05/2005 Planning Obligations  
Circular 11/95 The Use of Conditions in Planning Permissions

**Consultation**

10. **Cottenham Parish Council** – Strongly recommends approval but requests a condition to ensure that appropriate landscaping and screening of all buildings is included.
11. **Local Highways Authority** – considers that the proposal would not result in significant additional traffic movements that would have an adverse impact upon the public highway.
12. **Environment Agency** – Has no objections in principle to the Flood Risk Assessment subject to conditions in relation to the schemes for the provision and implementation of pollution control, foul water drainage, and surface water drainage. Also requests various informatives.
13. **Trees and Landscape Officer** – Comments are awaited.
14. **Landscape Design Officer** – Comments that this is a substantial development with very little landscaping proposed. It would need a planting scheme to integrate it into the landscape. The development would have a significant visual impact upon the immediate area and long distance views. Additional landscaping is specifically required on all sides of the proposed agricultural buildings, and the west boundary hedge around the perimeter of the plot for the dwelling should be extended, the buildings moved away from the boundaries, and fruit trees planted within the garden.
15. **Ecology Officer** – Comments are awaited.
16. **Environmental Health Officer** – Concerned that problems could arise from noise and suggests a conditions that limits the times of use of power-operated machinery during the period of construction. Also requests informatives in relation to pile driven foundations and the burning of waste on site.
17. **County Archaeologist** – Comments that the site lies in an area of high archaeological potential and on a ridge where intense Iron Age and Romano-British settlement remains are known. The site should be subject to a programme of archaeological investigation, to be a condition attached to any consent.
18. **New Communities Team** – Confirms that the farmhouse where the applicant presently operates is within the area of land identified by the Northstowe Area Action Plan (adopted 2007). Although an outline application for 9500 dwellings has been submitted on the applicant's land (reference S/7006/07/F), and it is yet to be determined, it is a live project and the delivery of homes on the site is a Council priority.

19. **Cambridgeshire Fire and Rescue Service** – Requests that adequate provision is made for fire hydrants as a condition or legal agreement of any consent.
20. **Independent Agricultural Consultant** – Confirms that there is a functional and financial need for a dwelling on the site in accordance with Policy HG/9 of the Local Development Framework and Annex A of Planning Policy Statement 7 as result of the applicant's current business at Brookfield Farm and the essential need for relocation.

### **Representations**

20. The **Local Member** supports the application and considers that it is in the public interest for it to be determined at planning committee.
21. **Cottenham Village Design Group** has made the following comments: -  
"The Design Group supports the retention and development of agriculture in the surrounding area.

The site is very visible from Oakington Road as it is upon the ridge between Cottenham and Westwick and is higher than the road at this point, it is also possible to view it clearly as the immediate section of road here is without the benefit of hedging. The siting of the new buildings behind and adjacent to the existing agricultural buildings, using these as a partial screen, therefore seems logical. The intention to landscape around the residential site with indigenous hedgerows and to provide an orchard within the garden is welcomed, however the landscaping is noted as not being part of the application; the Design Group would welcome further planting around the proposed agricultural buildings together with a formalisation of the landscaping proposals if consent were granted.

The intent for the design of the farmhouse itself is much less satisfactory, this appears to be essentially a 'pattern-book' design which lacks specific knowledge of its Cottenham context - both in terms of physical design and in relation to highly distinctive traditional settlement patterns of the parish. The concept for the design as both a barn and a traditional farmhouse seems both confused and inappropriate for this area. Prior to the enclosure of Cottenham's open fields and fen grazing in the 1840's, building in the open countryside was effectively prohibited- even farmhouses were concentrated in the village core. The farmhouses built subsequently were constructed to more or less the same designs, and using the same materials, as the detached suburban houses of the mid nineteenth century- or are more obviously modern replacements. The barns and other outbuildings of this period were generally of very simple and functional appearance. The proposed design does not reflect either the typical farmhouse or the typical barn of the area, referencing inappropriately early models and including some features - notably the half hip roof - which are not typical of Cottenham.

It would be preferable for any design to be based either on a locally appropriate historical precedent (as has been the case on the new house on a farm site near Westwick), or to be an honestly designed bespoke modern house of the highest quality using locally appropriate materials and expressing its function as a dwelling."

22. An anonymous letter from a **local resident** questions whether an independent consultant has assessed the need for the dwelling, why a temporary dwelling could not be considered firstly, issues regarding highway safety, and the presence of badgers on the site.

## **Planning Comments – Key Issues**

23. The key issues to consider in the determination of this application are the principle of the development on the site and the impacts of the development upon the character and appearance of the countryside, flood risk, and highway safety.

### **Principle of Development**

24. The site is located outside of any village framework and within the countryside where the development of a new permanent dwelling for agricultural purposes is only considered acceptable in principle if it is demonstrated that the following criteria under Policy HG/9 of the Local Development Framework has been met: -
- 1a. There is a clear, existing functional need relating to a full-time worker or one who is primarily employed in agriculture;
  - b. It relates to a well-established agricultural unit (which has been established for at least three years, has been profitable for at least one of them, is currently financially sound, and has a clear prospect of remaining so);
  - c. There are no suitable existing buildings available in the area;
  - d. The conversion of appropriate nearby buildings would not provide suitable accommodation;
  - e. No existing dwelling serving the unit or closely connected with it has either recently been sold off or in some way separated from it.
2. Where criterion b cannot, for the time being, be met, or it relates to a new farming activity on a well established unit, development of a temporary dwelling may be permitted for up to three years where all the other criteria above are met, and there is clear evidence demonstrating:
- f. A firm intention and ability to develop the enterprise concerned;
  - g. That the proposed enterprise has been planned on a sound financial basis;
  - h. That the functional need cannot be fulfilled by another existing building on the unit or any existing accommodation.
3. The District Council will require “Functional” and “Financial” tests to be undertaken in accordance with PPS7 to demonstrate the above criteria have been met.
25. Whilst it is acknowledged that the proposal does not comply in a straightforward sense with the above criteria as there is no existing established agricultural unit on the site and that the dwelling would be permanent rather than temporary, this is considered a unique situation where other material considerations, specifically the success of the applicant’s current business on a different site that is required to be relocated to allow the new settlement of Northstowe, would justify the development.
26. A report from the applicant’s agricultural consultant submitted with the application states that the applicant’s current business is well established having been operated on the current site at Brookfield Farm for approximately 30 years. The business provides labour for at least two full-time employees, it is currently financially sound being profitable over the last 3 years and has a clear prospect of remaining so, that there are plans for expansion, that there are no other existing suitable buildings in the area. A dwelling is required on site as a result of the management of the number and types of livestock accommodated on the unit. There is a stock unit of cattle that specialises in Pedigree traditional breeds. These animals are of high value and require a close degree of care and attention, particularly during calving, for 24 hours a day. Any losses have a severe effect upon profitability and breeding lines being developed. The sheep also require a high level of surveillance, specifically during the lambing period. Although the stock is not currently on site, when it is moved there would be an immediate need for at least one full time worker.
27. The Council’s independent consultant has visited the applicant’s existing business at Brookfield Farm, interviewed the applicant, and verified the information provided in

the report from Acorus supporting the application. His assessment states that the functional need relates mainly to the care of animals and that the provision of a dwelling on the site would be essential to provide for the functional requirements of the livestock. The financial test has been passed as it is an established business with a recent history of profitability, is currently sound and has good prospects for the future. There are also no other buildings or dwellings that would be suitable to fulfil the need.

28. Given the above comments, the proposal is therefore considered acceptable in principle. A condition would be attached to any consent to restrict the occupancy of the dwelling to an agricultural worker.

### **Character and Appearance of the Area**

29. The proposed siting and scale of the dwelling is considered acceptable. However, its design, form, and details are not considered appropriate to the character and appearance of the area. The design of the dwelling would be complex and neither reflects that of a traditional farmhouse nor a simple agricultural outbuilding. The proposed half hipped roofs, incorporation of a porch, domestic style fenestration including features such as juliet balconies, and the lack of any articulation between the different sections of the building would not be appropriate. However, these final details of the design could be a condition of any consent.
30. The siting of the new agricultural buildings to the rear of the existing agricultural buildings, their length and scale, simple form, functional design, and utilitarian materials are considered acceptable in relation to the specific requirements of the application business and the impact upon the countryside. The existing buildings are of a poor standard and not fit for purpose in relation to the accommodation of the livestock although they would be used for the storage of feed and machinery.

### **Flood Risk**

31. The applicant has submitted a Flood Risk Assessment and this is considered acceptable. The site is set on a ridge and there are no significant water sources that which could affect the site or cause flooding elsewhere. Surface water run-off from the buildings and from hard surfaced areas within the site would be directed to appropriately designed soakaways, a rainwater harvesting system with overflow to a ditch, or piped direct to a water storage pond. The proposal therefore appears to not result in a risk of flooding to the site and surrounding area.

### **Trees / Landscaping and Boundary Treatment**

32. The proposal would not result in the loss of any important trees that contribute to the visual amenity of the area. Whilst landscaping in the form of a hedgerow is proposed on all boundaries of the plot for the dwelling and groups of trees are proposed to be planted to the south of the dwelling, further landscaping is required to integrate the development into the rural landscape particularly within the plot for the dwelling and on the boundaries surrounding the agricultural buildings. A condition would be attached to any consent agree additional landscaping and further details such as species for the soft landscaping and details of hard surfaced materials for the driveway and parking/turning area for the dwelling and the hardstanding adjacent the agricultural buildings to ensure that the landscaping is appropriate to its countryside location. Landscaping is also proposed outside the site area, and is not therefore under the control of this application.
33. The erection of post and wire, post and rail, and stock proof fences for the treatment of the boundaries of the plot for the dwelling and agricultural buildings are

satisfactory. A condition would be attached to any consent to agree exact details such as height and finish.

### **Highway Safety**

34. The traffic movements from the development would be low from the dwelling given that the occupiers would walk to work as they would be employed on the site, there would be approximately 8 to 9 farm traffic movements per day, few movements from produce grown as most of it would be stored at the site, and limited livestock movements with peak times being one week in April and one week in October. The development is not therefore considered to significantly increase traffic generation to and from the site that would be detrimental to highway safety.

### **Developer Contributions**

35. The South Cambridgeshire Recreation Study 2005 identified a shortfall of sport and play space within Cottenham. No open space would be provided on site. Due to the increase in the demand for the use of such space, a financial contribution of £3,104.38 (index linked) is required towards the provision and management of open space off-site and within the village to comply with Policy SF/10 of the LDF.
36. The South Cambridgeshire Community Facilities Assessment 2009 states that Cottenham has indoor community space that is of a poor standard and there is a shortfall of such space. Due to the increase in the demand for the use of this space from the development, a financial contribution of £513.04 (index-linked) is sought towards the provision of new facilities or the improvement of existing facilities in order to comply with Policy DP/4 of the LDF.
37. South Cambridgeshire District Council has adopted the RECAP Waste Management Design Guide which outlines the basis for planning conditions and obligations. In accordance with the guide developers are required to provide for household waste receptacles as part of a scheme. The current fee for the provision of appropriate waste containers is £69.50 per dwelling.
38. The applicant has signed a unilateral undertaking in relation to the contributions required in relation to the development. This includes a monitoring fee.

### **Other Matters**

39. It is understood that the applicant is currently undertaking an archaeological investigation to determine whether the site has any archaeological remains. A condition would be attached to any consent if this is not completed prior to any consent being granted.
40. The design and access statement submitted with the application states that the applicant is investigating renewable energy methods such as wind and solar power. However, no measures have been confirmed and therefore such provision would be subject to a condition of any consent.
41. The design and access statement submitted with the application states that rainwater harvesting would be impractical with the exception of rainwater butts. This is considered acceptable. Foul drainage would be directed to a small package sewage treatment plant.
42. The design and access statement submitted with the application states that the new dwelling would achieve above average thermal standards with regards to energy

efficiency and would accord with building regulations and some elements of good practice on site layout and building design.

### **Conclusion**

43. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

### **Recommendation**

44. Delegated approval. The following conditions and informatives are suggested: -

#### **Conditions**

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans: 1:2500 location plan and drawing numbers 1464.100A (excluding design of dwelling), 1464.101 (excluding design of dwelling), 11-17281-1 Revision A, and 11-17281-2 Revision A.**  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture, forestry, or a widow or widower of such a person, and to any resident dependants.**  
(Reason - The dwelling is situated in a rural area outside any established settlement where the Local Planning Authority would not normally grant permission for such development and this permission is granted solely in order to fulfil a need to satisfy the requirement of Local Development Framework Policy HG/9 adopted 2007.)
4. **Drawing numbers 1 Revision D, 2 Revision D, 3 Revision D, 4 Revision D, and E12 Revision D are specifically excluded from this consent. No development shall take place until precise details of the roof form, fenestration, omission of porch, and articulation of the building's elements 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 development preserves the character and appearance of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
5. **No development shall take place until precise 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 development preserves the character and appearance of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
6. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the**



**design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling 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.)

- 7. 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.)
- 8. 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 of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree 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.)
- 9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C, D, and E of Part 1, and Class A of Part 2 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**

(Reason – To preserve the character and appearance of the conservation area in accordance with Policy CH/5 of the adopted Local Development Framework 2007.)
- 10. 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.)
- 11. No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.**

(Reason - To ensure an adequate water supply is available for emergency use.)
- 12. No development shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage shall be completed**

**before the dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.**

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

- 13. No development shall take place until a scheme for the provision of renewable energy technologies has been submitted to and approved in writing by the Local Planning Authority. The provision shall be completed before the dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.**

(Reason - To provide for renewable energy technologies in accordance with Policy NE/3 of the adopted Local Development Framework 2007.)

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

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

- 15. No development shall begin until details of a scheme for the provision of recreational and community services infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policies SF/10 and DP/4 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**

(Reason - To ensure that the development contributes towards recreational and community services infrastructure in accordance with the above-mentioned Policies SF/10 and DP/4 of the adopted Local Development Framework 2007.)

- 16. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological, hydro-geological and environmental context of the development has been submitted to and approved in writing by the local planning authority.**

**The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority.**

**The scheme shall also include details of how the scheme shall be maintained and managed after completion.**

(Reason - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the system.)

- 17. Development shall not begin until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority.**

**The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority.**

**The scheme shall also include details of how the scheme shall be maintained and managed after completion.**

(Reason - To prevent the increased risk of flooding and/or pollution of the water environment.)

- 18. Prior to the commencement of any development, a scheme for the provision and implementation of (i) pollution control (ii) foul water drainage and (iii) surface water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specifications at such time(s) as may be specified in the approved scheme.**

(Reason - To prevent the increased risk of flooding and/or pollution of the water environment.)

+ any additional conditions required from outstanding consultee responses.

### **Informatives**

1. See attached Environment Agency advice regarding soakaways.
2. Any culverting or works affecting the flow of a watercourse requires the prior written Consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting and its Consent for such works will not normally be granted except as a means of access.
3. The applicant has not provided an appropriate drainage plan; this is often the most effective means of demonstrating how the water environment is to be safeguarded against pollution.
4. Although there is reference to building design, further detail is required concerning the following:
  - i) Will yard areas be roofed?
  - ii) Will yards have concrete or hardcore surfaces?
  - iii) Floor levels; is the base enveloped, to prevent dirty water from running away from the building?
  - iv) Is the ground/ apron around buildings engineered to fall away, preventing the ingress of surface water?
  - v) Are there any designated FYM stores?
5. Only clean, uncontaminated surface water may be discharged to any soakaway, watercourse or surface water sewer. The maximum acceptable depth for soakaways is 2 metres below existing ground level.
6. Only surface water from roofs and paved areas not accessible to vehicles should be discharged to any soakaway, watercourse or surface water sewer. All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.
7. Subject to the approval of the Local Authority a percolation test should be undertaken to ensure that soakaways will work adequately in adverse conditions. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals should be submitted.
8. An acceptable method of sewage treatment would be the provision of a septic tank. Before any such unit is commissioned you should ensure that the necessary registration/ permit is in place. Please contact your local Environment Agency office for further information.
9. The above comments are made only on the understanding that no public foul sewer is available to serve the proposed development.

10. Wash water and manure being spread to land should be managed in accordance with a MMP and COGAP. What's more there are further requirements under the Nitrate Pollution Prevention Regulations 2008 (as amended). Further information can be found on the Environment Agency's website, at <http://www.environment-agency.gov.uk/business/sectors/54714.aspx>.
11. Should pile driven foundations be proposed, then before works commence, a statement of the method of construction for these foundations shall be submitted and agreed by the Environmental Health Office so that noise and vibration can be controlled.
12. During construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.

**Background Papers:** the following background papers were used in the preparation of this report:

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- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: Open Space in New Developments, Trees and Development Sites, Landscape in New Developments, Biodiversity, and District Design Guide
- Planning Policy Statements 1 and 7
- Planning File References: S/0779/11, S/0093/94/F, and S/0094/94/F

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