

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 June 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2365/14/OL
Parish(es):	Barrington
Proposal:	Outline application for the demolition of all existing buildings and structures, and redevelopment to provide up to 220 residential units, formal and informal open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxton station, and associated works - details of vehicular site access arrangements are submitted for approval, with all other matters (layout, scale, appearance and landscaping) reserved for future approval.
Site address:	Former CEMEX Cement Works, Barrington Cement Plant, Haslingfield Road, Barrington
Applicant(s):	Cemex UK Properties Ltd
Recommendation:	Delegated approval subject to completion of S106 Agreement.
Key material considerations:	The main issues are whether the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and housing land supply, scale of development, impact on the village character and landscape, impact on heritage assets, level of services and facilities, access and transport, drainage and ecology.
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Andrew Fillmore
Application brought to Committee because:	The application proposal raises considerations of wider than local interest.

Date by which decision due:

3 June 2015

Update to Report

Representations

1. A further letter of representation has been received opposing the application on grounds Haslingfield and Barrington cannot cope with more cars and people, and that neither can the waste management, schools, doctors, roads, power grid, etc. The flood plane is bad and this would make things worse. This is a case of trying to make a quick buck at some else's expense. South Cambs is meant to be a green area and not a mess like Trumpington.

Conditions

2. The following conditions are recommended to be appended to the permission:

General

3. The development hereby permitted shall be carried out in accordance with the following approved plans: 'Site Location Plan' 'Drawing number '00462_SV_1 Rev P1', 'Parameter Plan Land Use & Access' Drawing number '00462_PP_01 Rev P1', 'Application Site and Adjoining Ownership Plan' Drawing number '00462_SV_02 Rev P1', 'Southern Site Access' Drawing number '110278/A/19', 'Northern Site Access' Drawing number '110278/A/18' and 'School Car Park Access' Drawing number '110278/A/20'
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
4. Approval of the details of the layout of the site, the scale and appearance of buildings, and landscaping (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

The landscape 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.

The site layout shall be in conformance with the Nature Conservation Management Plan accompanying the outline planning application.

(Reason - The application is in outline only.)

5. Application for the approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
(Reason - The application is in outline only.)
6. The development hereby permitted shall begin no later than the expiration of one year from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)

Construction

7. No construction or decommissioning work shall be carried out or plant operated other than between the following hours: 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority.
(Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007).
8. Prior to the development commencing on site a Construction Environment Management Plan and a Construction Method Statement shall be submitted to an approved in writing by the Local Planning Authority. These documents shall include:
 - Contractors' access arrangements for vehicles, plant and personnel;
 - Contractors' site storage area(s) and compounds(s);
 - Parking for contractors' vehicles and contractors' personnel vehicles;
 - Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - Control of dust, mud and debris, please note it is an offence under the
 - Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Construction on site shall be strictly in accordance with those agreed documents unless otherwise agreed in writing by the Local Planning Authority.
(Reason:- To protect the amenities of nearby residential properties in accordance with Policy NE/15 of the Local Development Framework 2007.)

9. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved plans.
(Reason: - To protect the amenities of nearby residential properties in accordance with the Policy NE/15 of the Local Development Framework 2007.)
10. No development including demolition or enabling works shall take place until a Site Waste Management Plan for the demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.
(Reason - To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007.)

Trees

11. Prior to the commencement of the development hereby permitted details of tree protection measures shall be submitted to and approved in writing by the Local

Planning Authority. The development shall be undertaken in accordance with the agreed details.

(Reason – In the interests of the amenity of the locality)

Layout and appearance

12. 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 for each dwelling shall be completed before that/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.)

13. 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 for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.

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

14. The use of any particular dwelling, hereby permitted, shall not commence until covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

Housing Mix

15. Notwithstanding the submitted indicative layout, details of the mix of housing (including both market and affordable housing) shall be in accordance with policy HG/2 of the adopted Development Control Policies DPD, unless otherwise agreed in writing by the Local Planning Authority.

(Reason: To ensure an appropriate mix of housing in accordance with policy HG/2 of the adopted South Cambridgeshire Development Control Policies DPD.

Environmental

16. 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.)

17. Prior to the commencement of development full details of renewable energy statement for the site, which demonstrates that at least 10% of the buildings total predicted energy requirements will be from on-site renewable energy sources, must be submitted to and approved in writing by the Local Planning Authority. The statement shall include the total predicted energy requirement in the form of an Energy Statement of the development and shall set out a schedule of the

proposed on-site renewable energy technologies, their respective energy contributions, location, design and maintenance programme.

The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme.

(Reason: In accordance with the requirements of DPD Development Control Policies NE/1, NE/1 and NE/3.

18. No development shall commence until:

The application site has been subject to a further scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority. 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.

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.

If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then 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.

19. No development shall commence until a detailed noise insulation scheme or noise mitigation strategy to address noise associated with Barrington Quarry Minerals Permission S/01080/10/CW has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

(Reason: In the interests of the amenity of future residents)

20. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.

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

Flood Risk

21. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 critical storm so that it will not exceed the Greenfield equivalent run-off rates and not increase the risk of flooding off-site. The mitigation measures shall be fully implemented prior to occupation and subsequently 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.
(Reason. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.)
22. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
 - § Details demonstrating that SuDS have been utilised in preference to traditional engineered approaches where feasible.
 - § details of how the scheme shall be maintained and managed after completion(Reason. To prevent the increased risk of flooding, both on and off site.)
23. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
(Reasons. The proposals outline the use of sustainable urban drainage systems (SUDS) of which we approve of the principle. However, the application form states that contaminated land exists at the site. SUDS cannot be used in contaminated areas because they may put the environment at risk. It must be shown that the proposed system will not place the environment at risk.)
24. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
 1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.
 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
 4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

(Reason. To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

25. Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.
(Reason: To prevent the increased risk of flooding, both on and off site)

26. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
(Reason: To prevent the increased risk of flooding, both on and off site)

Highways

27. Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No: 110278/A/07 Rev D. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
(Reason: In the interests of highway safety.)
28. The car park, as shown on drawing number, ,110278/A/07 Rev D, 110278/A/31 Rev A, A110278/A/36, and 110278/A/37, shall only be implemented if the Local Planning Authority deem this to be necessary following the outcome of the revised Travel Plan for Barrington C.E Primary School
(Reason: To prevent unnecessary reliance on the private motor vehicle for travelling to or from school.)

Historic Environment

29. Prior to the commencement of development, including any demolition, a recording of the industrial heritage of the site shall be undertaken in accordance with a written brief to the satisfaction of the local planning authority. The recordings shall be submitted to and approved in writing by the local planning authority prior to commencement of any development.

Foul Water Drainage

30. No development shall commence until a foul water solution has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy unless otherwise approved in writing by the Local Planning Authority.
(Reason: To prevent environmental and amenity problems arising from flooding)

Archaeology

31. No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) Approval of a Written Scheme of Investigation for:
a) the industrial heritage remains at the site,
b) all other known and potential archaeological remains;

(ii) Survey and fieldwork in accordance with the agreed Written Scheme of Investigation;

(iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;

(iv) Completion of analysis, preparation of site archive ready for deposition at a store approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

(Reason: In the interests of archaeology)

Fire Hydrants

32. Unless otherwise agreed in writing by the local planning authority, a scheme for the provision of fire hydrants shall be submitted to the local planning authority for approval with all reserved matters applications for layout. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of the development.
(REASON: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors.)

Informative

33. An application for the reserved matters consent shall be accompanied by a Health Impact Assessment

34. The proposed accesses to the site are acceptable in principle to the Local Highway Authority subject to detailed design these will be viewed in more detail during the Section 278 Agreement stage.

35. The Highway Authority has severe reservations with regards to connectivity within the site as shown on the indicative master plan, the nationally recognised hierarchy which gives the pedestrian primacy has not been addressed within the submitted drawing and the development seems very car dominated. The Highway Authority strongly recommends that the applicant engage with South Cambridgeshire District Councils Urban Design Team and the Highway Authority

to progress a more suitable internal arrangement as at present the site is fragmented.

36. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
37. The Highway Authority requires the provision of the proposed cycle/footway from the development to Foxtan Station along the existing line of the railway serving the site be implemented prior to the first occupation of any dwelling within the development under a Section 106 Agreement.

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