

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

16 November 2016

AUTHOR/S: Planning and New Communities Director

Application Number: S/2461/16/FL

Parish(es): Waterbeach

Proposal: Residential development for the erection of 45 dwellings and associated works

Site address: Land North of Bannold Road, Waterbeach

Applicant(s): Hannah Albans, Persimmon Homes

Recommendation: Defer and Delegate Approval

Key material considerations: Five Year Supply of Housing
Planning Policy and Principle
Sustainability
Amount
Layout
Scale
Appearance
Landscaping
Housing Density
Housing Mix
Affordable Housing
Developer Contributions
Biodiversity
Highway Safety and Sustainable Travel
Flood Risk
Neighbour Amenity
Heritage Assets

Committee Site Visit: Yes – 1 November 2016

Departure Application: Yes

Presenting Officer: Thorfinn Caithness, Principal Planning Officer

Application brought to Committee because: Waterbeach Parish Council recommends refusal of the application.

Date by which decision due: 21 December 2016

1. **Summary**

2. This is an application for full planning permission for the erection of 45 dwellings and associated works at land to the north of Bannold Road, Waterbeach. The site

comprises 1.08 hectares of a larger land parcel of 3.97 hectares which has outline planning permission for 90 dwellings, which was allowed on appeal on 25 June 2014 following a Public Inquiry held on 13 – 15 May 2016. The principle of residential development of the overall site for up to 90 dwellings has therefore been established. Access to serve up to 90 dwellings from Bannold Road was also agreed at the outline stage by the Inspector. The objective of the applicant is to optimise the potential of the site for housing, and so combined with the concurrent reserved matters application for 90 dwellings, a development of 135 dwellings is proposed on the overall land parcel. The application proposals are a product of pre-submission discussions with planning and highway officers. An amended red line plan has been submitted post-submission to show a connection to the adopted public highway.

3. Historically the Local Planning Authority has sought to resist development of the site on three key grounds, namely (1) development would prejudice the proposed Green Belt Extension policy set out in the Emerging Local Plan, (2) development would result in the loss of an important landscape buffer between Waterbeach village and Waterbeach barracks, and (3) a scheme for up to 90 dwellings would be unsustainable in terms of its scale for a Minor Rural Centre, where the adopted Local Development Framework seeks to restrict residential development to an indicative maximum of 30 dwellings.
4. When determining the appeal the Inspector considered the four main issues to be: -
 - 1) Whether relevant policies for the supply of housing were out-of-date.
 - 2) The effect of the proposed development on the character and appearance of the area.
 - 3) Whether it was justifiable to dismiss the appeal on the grounds of prematurity; and
 - 4) Whether the site was in a suitable and sustainable location for the scale of development proposed.
5. The Inspector concluded that the policies for the supply of housing were out of date due to the Council's lack of 5-year housing land supply and persistent under delivery. Furthermore, the Inspector deemed the former barracks to be indistinguishable from the varied character of the existing village and the idea of the barracks and the village being "two settlements" no longer applied. In addition, he found that the benefits of the proposed development for 90 dwellings outweighed the limited harm and the identified conflict with out-of-date policies, and he concluded that the site is a suitable and sustainable location for housing.
6. Considered in isolation, a development of 45 dwellings is considered to a suitable and sustainable for of development on the site. Furthermore, considered in combination with the consented 90 dwellings, an overall development of 135 dwellings is also considered to be suitable and sustainable. This new scheme, together with the associated reserved matters application for 90 dwellings, provides a solution to the concerns outlined by Members at the planning committee in January 2016, when committee refused an outline application for 144 dwellings on the same site.
7. There are objections from the Parish Council and some local residents but the overall scale / cumulative impact of a development of 135 dwellings on the site is considered to be acceptable. The overall net density of the site is 39 dwellings per hectare. Policy HG/1 states that higher average net densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, good local public transport services. When considering the outline appeal for 90 dwellings the

appeal Inspector had no doubts that Waterbeach should be regarded as a sustainable location. The density proposed by this application strikes the right balance between making the best and most effective and efficient use of land and one which respects local character, distinctiveness and sense of place.

8. There are no objections from any of the technical consultees, particularly the highway and drainage consultees. There is sufficient existing capacity in the local Anglian Water sewer and surface water can be satisfactorily managed on site using a variety of SuDS techniques before being released from the site at a controlled rate designed to be better than agricultural run-off rates.
9. Overall, it is considered that the significant contribution the proposal would make to the deficit in the Council's five year housing land supply and the social benefits that would result from the development outweigh any potential disbenefits. None of these disbenefits are considered to result in significant and demonstrable harm and therefore, it is considered that the proposal achieves the definition of sustainable development as set out in the NPPF.
10. The application is being reported to the planning committee with the concurrent reserved matters application for 90 dwellings (Ref: S/2458/16/RM) in advance of a planning appeal by Persimmon for an outline application for 144 dwellings on the same site. Members may recall that they refused outline application S/1431/15/OL for 144 dwellings at Committee in January 2016 on the grounds that "the additional houses by way of density will create a feel of urbanisation which will adversely impact on the character of the surrounding and Waterbeach settlement areas". The appeal hearing is scheduled for 29 November 2016. Persimmon have confirmed in writing that if the committee resolves to approve this full planning application for 45 dwellings and the associated reserved matters application for 90 dwellings, (a total development of 135 dwellings), they will withdraw their appeal. Officers would advise Members that this is not a material planning consideration and the current two applications must be determined on their own individual merits. It will be necessary at the appeal for the Local Planning Authority to substantiate its reason for refusal, and a failure to do so, will expose the Council to risk of an adverse costs award, in accordance with Government Guidance set out in the National Planning Policy Framework.
11. **Site and Surroundings**
12. The site is located outside the Waterbeach village framework and in the countryside, as identified on Map 2 of Inset 101 of the South Cambridgeshire Adopted Proposals Map, January 2010 and Map 2 of Inset 104 of the South Cambridgeshire Proposed Submission Policies Map, July 2013.
13. The site is situated to the north of Bannold Road and to the south of Kirby Road, on the north eastern edge of the village. The site measures 1.08 hectares in area and comprises an area of farmland. The site is set back from Bannold Road, but forms part of a wider overall land parcel which abuts Bannold Road
14. Adjacent land parcels to the east and west of the site benefit from planning permission for residential development.
15. The site forms part of (1.08 ha) an overall land parcel (3.97 ha) which benefits from outline planning permission for 90 dwellings, secured on appeal. Access to the site from Bannold Road was formally agreed as part of the outline consent.

16. Waterbeach is classified as a Minor Rural Centre under Policy ST/5 of the South Cambridgeshire District Council Dore Strategy DPD, January 2007. Policy ST/5 seeks to limit new residential development proposals to an indicative maximum of 30 units, to reflect the size, scale and sustainability credentials of Minor Rural Centres. However, the appeal Inspector concluded that Waterbeach comprises a more sustainable location and critically one which is considered capable of accommodating a scheme of 90 dwellings, having regard to its available services and facilities, employment opportunities and public transport provision. Planning Inspectors have also allowed other residential development sites in close vicinity to the site, confirming that Waterbeach is well placed and capable of sustaining housing development.

Proposal

Amount

17. The application seeks full planning permission for 45 dwellings. 18 of the dwellings would be affordable.

18. The application proposes a mix of house types, as follows:

1 bed apartment – x 6
2 bed house – x 14
3 bed house – x 17
4 bed house – x 7
5 bed house – x 1

19. Layout

20. The proposed layout is intrinsically linked to the adjacent and concurrent reserved matters application for 90 dwellings, and cumulatively the overall site is designed to appear as a natural and logical extension to Waterbeach. The layout incorporates two points of access from the adjacent development of 90 dwellings and is reliant on the development of this adjacent site to be realised. The site for 45 dwellings would link to Bannold Road to the south through the new estate road serving the 90 dwellings. The layout consists solely of streets, houses and gardens. Open space to serve the site is contained within the neighbouring development of 90 dwellings, but the two sites are linked and should be read as one. The layout also seeks to reflect the urban grain of neighbouring development sites, particularly the high density characteristics of the former barracks located directly to the north.

21. Scale

22. Scale is an important consideration in terms of ensuring developments reflect existing or create new local distinctiveness. The scheme proposes a range of 2 and 2.5 properties, including 1 bed apartments and 2, 3, 4 and 5 bed houses. The scheme incorporates a number of keynote buildings, carefully sited to act as focal points within the overall development, aiding legibility and sense of place. The majority of the houses and apartments are 2 storey in scale. The 2.5 storey focal buildings are clustered around the central open space feature located within the neighbouring site for 90 dwellings but which forms the strategic open space for the overall development of 135 dwellings.

23. Appearance

24. The application proposes a mix of house types, sizes and tenures, helping to meet local needs and assisting the creation of a diverse community. The properties will be constructed using a mix of materials, including brown and grey roof tiles, red and honey gold facing bricks, and moncouche cream render. Boundary treatments will consist of a mixture of hedges, fences, walls and railings.

25. Landscaping

26. The landscape strategy for the site seeks, wherever possible, to retain existing landscape features on the northern and western boundaries. This retention strategy will be combined with a scheme of comprehensive additional new planting for the site, to help soften and integrate the new development with its edge of village surroundings and landscape context. The overall scheme of 135 dwellings, of which this site for 45 forms an integral component, incorporates a green infrastructure framework, including a network of incidental green spaces connecting the green gateway frontage with the central feature open space. The central green is designed to provide a focal point and there is a strong emphasis on public access to and through this central feature.

27. Access

28. Access to the overall site was granted under the related outline consent for 90 dwellings. Access into this full planning application site is reliant on the implementation of the estate road for the reserved matters scheme for 90, but the overall site and looped estate road should be read as a single overall development site. For clarity, the principle vehicular access into and out of the site is from the south, via Bannold Road. The developer is however exploring the possibility of securing vehicular and pedestrian connections to the neighbouring Bovis Homes site to the east.

29. Public Open Space

30. This full planning application site does not include any public open space however 0.56 hectares of public open space, including a Locally Equipped Area of Play (LEAP), is proposed as a large central open space feature within the overall development of 135 dwellings.

31. Drainage

32. The scheme adopts a Sustainable Urban Drainage Systems approach to surface water drainage management. This includes, within the wider overall development of 135 dwellings, the incorporation of a number of surface water attenuation ponds, designed to be dry basins throughout the majority of the year. As such they have been incorporated into the public open space on the overall site. The drainage solution is intended to provide sufficient storage to enable surface water discharge from the site to be regulated to greenfield run-off rates, designed to mimic the rate of run-off from the existing undeveloped site.

33. **Planning History**

S/2458/16/RM – Application for Reserved Matters in respect of Appearance, Landscaping, Layout and Scale for the Residential Development of 90 Dwellings Following Outline Planning Permission S/1359/13/OL – Pending Consideration.

S/1431/15/OL - Residential Development of Up to 144 Dwellings with Access to Bannold Road – Refused. Appeal Lodged and to be determined at Informal Hearing on 29 November 2016.

S/1359/13/OL - Residential Development of Up to 90 Dwellings with Access to Bannold Road - Appeal Allowed 25 June 2016.

34. **National Guidance**

35. National Planning Policy Framework

36. Paragraph 6 – The purpose of the planning system is to contribute to the achievement of sustainable development.

37. Paragraph 7 – Sets out that there are 3 dimensions to sustainable development: economic, social and environmental.

38. Paragraph 14 – At the heart of the NPPF is a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay; and, where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

39. Paragraph 47 – Sets out that a key objective of the planning system is to boost significantly the supply of housing.

40. Paragraph 49 – States that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

41. Paragraph 56 – The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

42. Planning Practice Guidance

43. **Development Plan Policies**

44. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres

45. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks

HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/4 Landscape Character Areas
CH/2 Archaeological Sites
NE/6 Biodiversity
NE/11 Flood Risk
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

46. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

Open Space in New Developments SPD - Adopted January 2009
Biodiversity SPD - Adopted July 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Affordable Housing SPD - Adopted March 2010
District Design Guide SPD - Adopted March 2010

47. **South Cambridgeshire Local Plan Submission - March 2014**

S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/7 Development Frameworks
S/9 Minor Rural Centres
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/2 Protecting and Enhancing Landscape Character
NH/4 Biodiversity
NH/14 Heritage Assets
CC/9 Managing Flood Risk
SC/6 Indoor Community Facilities
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

48. **Consultation**

49. **Waterbeach Parish Council** – Waterbeach PC OBJECT to this planning application and would like to state that they do not appreciate the devious way that these planning applications are being submitted in tranches to increase the volume of housing which has already been objected to.

1. This is Green field land and outside the village envelope in order to protect the rural character of the village from this type of development. This ought not to be changed without consultation with the people of Waterbeach. There are also doubts about whether the way the site meets policies DP/1, DP/2, and DP/4.

2. The site is susceptible to flooding and building on it will endanger nearby

properties. We note that the Flood Risk Assessment (2.10) states “logically however any frontage units should have floor levels set slightly higher above the channel of the existing road to ensure that water conveyed in this way does not pose any risk of inundation”; unfortunately for the existing residents in this area their floor areas cannot be raised!! In the last 2 years Bannold Road has been severely flooded with both rain water and sewerage at least 6 times which has infiltrated residents properties. Anglian Water cannot cope with the current levels of surface water and sewerage in bad weather conditions.

3. 45 additional dwellings is over development of the site. Whilst the existing street scene in the locality of Bannold Road comprises of large front gardens leading to detached housing and the ex-army quarters to the north enjoy spacious public areas. The conditions the Inspectorate proposed in his judgement should also be applied with rigour including a footpath from the site to the Doctor’s surgery which does not appear on the plans. 45 dwellings will increase the number of vehicles. This will further reduce road safety in the already congested streets of Waterbeach in particular around the area since the sale and occupation of the ex MOD homes to the north of the site. This is in addition to the ever increasing level of HGV and large farm vehicles using Bannold Road.

4. There are 2 existing junctions directly opposite the proposed access to the site creating road safety issues for motorists and pedestrians. The main access could be positioned at the proposed emergency access which appears surplus to requirements.

5. The sensible conditions included by the Inspector who approved 90 houses for this site should be applied. In particular 40% affordable housing should be included in any proposal.

6. Loss of green highway used by wildlife including foxes, hedgehogs, deer, owl and bats.

7. Inadequate bus service.

8. The road infrastructure around Waterbeach is at breaking point and needs improvement in capacity and traffic calming before any more building is allowed if our village is to be sustainable.

9. Primary School also creaking at the seams needs expansion to cope with the population increase which will result from this unplanned development.

10. The doctor’s surgery (Rosalind Franklin House) is already at full capacity.

11. The density of the housing is not in keeping with the rural area.

12. The access road needs positioning so that car headlights do not shine directly into existing homes.

13. No recreational area north of the village for use by residents within this housing development.

The Parish Council is written again to the Authority to confirm it objects to this application, to the concurrent reserved matters application for 90 dwellings and to the previously refused application for 144 dwellings.

50. **Section 106 Officer** – Developer obligations for 90 dwellings are to be secured under the legal agreement associated with the outline planning permission, the details of which are appended to this report. Contributions are sought in relation to on-and off-site community, play and sports space provision, education, affordable housing,

household waste, libraries and lifelong learning, public transport and strategic waste.

In relation to this full application for 45 dwellings, additional contributions would need to be secured as follows: -

- Indoor community space - £22,751.84.
- Sports - £50,114.15.
- Household Waste and Bins - £3,307.50
- S106 Monitoring - £500.00.

51. **Affordable Housing Officer**

The development triggers the need to provide 40% affordable housing suitable to address local housing needs, in accordance with Policy H/9 of the emerging South Cambridgeshire Local Plan. The required tenure mix is 70% rented and 30% intermediate. The proposed mix is acceptable. A percentage of the affordable houses should be built to Lifetime Homes Standard. The first 8 affordable homes on 5 year land supply sites should be occupied by those with a local connection. The occupation thereafter shall be split 50/50 between local connection and on a district wide basis.

52. **Education Authority (Cambridgeshire County Council)**

Early Years Need

A financial contribution is required for the provision of an additional early years classroom; the figure for the provision of which is still to be confirmed. Members will be updated at committee.

Primary School

A financial contribution is required for the provision of 2 additional primary school classrooms; the figure for the provision of which is still to be confirmed. Members will be updated at committee.

Secondary School

According to County Council guidance the development is expected to generate a net increase of 9 secondary education aged children. The catchment school is Cottenham Village College. County education officers have confirmed that in the medium term Cottenham Village College is forecast to have sufficient spare capacity to accommodate the secondary places generated by the development. Therefore no contribution is sought for secondary education.

Libraries and Lifelong Learning

The County Council provides a statutory library provision service in Waterbeach via 5 mobile library stops. This new development would result in an increase in population of 121 residents (45 x 2.67). This would place demand on the Libraries and Lifelong Learning facilities in Waterbeach which requires a contribution of £28.92 per head of increase of population to mitigate. Therefore a contribution of £3,499 for libraries and lifelong learning is sought (£28.92 x 121 new residents). The libraries and lifelong learning contribution would be used to contribute towards the provision of an additional route stop and to purchase additional resources required to meet the library and lifelong learning needs of this new population. Contributions from applications in the area which have already received approval have been pooled together towards a project at the Waterbeach LAP.

Strategic Waste

No contribution is required.

Transport

Developer contributions with regard to transport are still being calculated. Members will be updated at the committee meeting.

53. **Urban Design Officer** – The principles of the overall perimeter block and centralised open space is supported. There are some issues that could be addressed to improve the quality of the layout, such as parking courts, back to back distances and amenity areas, but the scheme is generally acceptable.
54. **Landscape Design Officer**
The general layout is acceptable. I welcome the following landscape considerations made by the applicant:
 - A landscape buffer zone to the west providing visual containment;
 - Existing landscaping features located along the edge of the site to be retained, protected and maintained.
55. **Tree Officer** – No objections provided the tree protection scheme is implemented.
56. **Ecology Officer** – No objections subject to conditions relating to ecological mitigation and biodiversity enhancement.
57. **Sustainability Officer (Huntingdonshire District Council)**
No objections subject to conditions
58. **Principal Transport Officer (Cambridgeshire County Council)**
No objections.
59. **Local Highways Authority**
Cambridgeshire Fire and Rescue Service require two points of access from any development of over 100 units and in aggregate this site will exceed this number. It will be necessary for a second access, either a connection to the Bovis site to the East, or a secondary emergency link to Bannold Road to be provided. The amended plans demonstrate that both options are provided so there are no objections subject to conditions.
60. **Cambridgeshire Fire and Rescue** – No objections subject to adequate provision of fire hydrants by planning condition or legal agreement, the cost of which will be recovered from the developer.
61. **Environment Agency** – No comments regarding surface water drainage. The Lead Local Flood Authority has agreed to take the lead on advising your authority. With regards contaminated land, this site is not considered to be high risk. With regards foul water, Anglian Water should be consulted and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows without causing pollution or flooding. At present we understand that there is sufficient capacity within the Waterbeach Wastewater Recycling Centre to accept the combined flows of 90 + 45 dwellings.
62. **Local Lead Flood Authority (Cambridgeshire County Council)**
No objection. The applicant has demonstrated that the proposed on-site attenuation

measures have sufficient storage for all predicted flood events. A condition is recommended requiring submission and agreement of details of long term maintenance arrangements for all non-adopted parts of the drainage system.

63. **Sustainable Drainage Engineer (Cambridgeshire County Council)**
No objection. The information submitted by the applicant addresses the concerns in relation to the outfall location. I am happy that this application can be approved subject to the conditions recommended by the Local Lead Flood Authority.
64. **Waterbeach Level Internal Drainage Board** – The Board feels that it cannot comment on this application until the final drainage design for the site has been submitted. Any discharge into the Board's system will require a legal agreement with the Board. Consent will also be required to pipe the ditch to form a new crossing.
65. **Police Architectural Liaison Officer** – The layout is considered to be broadly acceptable in terms of Crime Prevention and Community Safety.
66. **National Health Service** – The development is likely to have an impact on the services of 1 GP practice operating within the vicinity of the site. This GP practice does not have capacity for the additional growth resulting from this development. A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution to be £17,043. Payment should be made before development commences.
67. **National Grid** – No response
68. **Public Health England** – No response.
69. **Public Rights of Way Officer** – No response.
70. **Archaeologist - Cambridgeshire County Council** – No objections. There is a condition on the outline consent which covers archaeology.
71. **Anglian Water** – No objection.

Wastewater Treatment

The site is in the catchment of Waterbeach Water Recycling Centre which has extremely limited capacity. A drainage strategy will need to be prepared in consultation with Anglian Water to allow the management of flows as all new development comes forward, depending on the build out rates of this application scheme and other developments. The Inspector imposed the same condition on the outline consent for 90 dwellings.

Foul Sewage Network

The sewerage system on Bannold Road, at present has available capacity for 45 dwellings. This is in addition to the flows generated by the already approved 90 dwellings at this development site. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise on the most suitable point of connection.

Surface Water Disposal

The submitted drainage strategy identifies three surface water outfall options, consisting of (1) outfall to the ditch on the site frontage, (2) outfall to an existing 600mm diameter surface water sewer in Bannold Road and (3) outfall to Main Drain W13 at the junction of Bannold Drove and Bannold Road. It is noted that each of

these three options will require further investigation at the detailed design stage. The 600mm diameter sewer in Bannold Road is not an Anglian Water owned asset and there are know instances of surface water flooding. Connection of surface water flows to the public foul sewer would result in unacceptable risk of flooding downstream. We recommend that the applicant consults with Anglian Water and the IDB and the Lead Local Flood Authority to identify a comprehensive and definitive surface water strategy to serve the development. A planning condition is advised.

72. **Environmental Heath Officer** – No objections in principle subject to conditions in relation to hours of construction works, construction related deliveries, dust suppression measures, piling methods, construction programme, noise impact assessment for renewable energy, external lighting and waste management and minimisation strategy.
73. **Environmental Health (Contaminated Land)** – The site is in close proximity to Waterbeach Barracks and is for a proposed end use which is highly sensitive to potential contamination. The submitted contamination investigation reports do not cover the western half of the site closest to the barracks therefore it is recommended that further detailed investigations are undertaken on this part of the site, which can be secured by condition.
74. **Representations**
75. **Local Residents** – 6 representations have been received from nearby residents. The following concerns have been raised: -
- i) Over-development / cumulative impact
 - ii) The amount of development is too much
 - iii) The density is too high
 - iv) Waterbeach is not sustainable for this scale of development
 - v) This is an application for 135. It has been split into two applications in the hope of a better chance of success
 - vi) Objections to the location of the proposed access onto Bannold Road.
 - vii) Objection to the proposed link to the Bovis site to the east.
 - viii) The road infrastructure is at breaking point.
 - ix) Adverse impacts on neighbour amenity from car movements and car lights; general noise nuisance and disturbance.
 - x) The existing community is suffering greatly with no consideration or respect from speculative development.
 - xi) The NPPF seeks to safeguard local communities. The social and environmental dimensions of sustainability are as important as the economic dimension.
 - xii) Electricity, gas and water utilities all require upgrading.
 - xiii) Surface water proposals need to be clarified.
 - xiv) The site is a greenfield.
 - xv) Adverse effect on rural / village character.
 - xvi) Overshadowing, overlooking and loss of privacy.
 - xvii) The site is at flood risk.
 - xviii) The cumulative number of 135 dwellings is over-development.
 - xix) There is no indication of a footpath connection to the GP surgery.
 - xx) 135 dwellings will have a significant adverse impact on highway safety.
 - xxi) Inadequate local bus service.
 - xxii) Primary school is cracking and needs expansion.
 - xxiii) The Green Travel Plan is misleading.

- xxiv) The site was supposed to be a break in development and a Green Belt extension
- xxv) There are no jobs in Waterbeach.
- xxvi) Concerns about construction traffic and hours of construction.
- xxvii) Loss of agricultural land.

76. **PLANNING ASSESSMENT**

77. The key issues to consider in the determination of this application in terms of the principle of development are the implications of the five year supply of housing land deficit on the proposals. An assessment is required in relation to the impact of the proposals on the character of the village edge and surrounding landscape, highway safety, the residential amenity of neighbouring properties, environmental health, surface water and foul water drainage capacity, the provision of formal and informal open space and other section 106 contributions.

78. **Principle**

Five year housing land supply:

79. The National Planning Policy Framework (2012) (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.

80. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.9 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 updated by the latest 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 2015). 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.

81. 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. Those policies were listed in the decision letters and are: 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).

82. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a recent Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes). The Court defined 'relevant policies for the supply of housing' widely so not to be restricted 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF. However even where policies are considered 'out of date' for

the purposes of NPPF paragraph 49, a decision maker is required to consider what (if any) weight should attach to such relevant policies, having regard to, amongst other matters, the purpose of the particular policy.

83. Where a Council cannot demonstrate a five year supply of housing land, paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It says that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted.
84. This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF, unless other national policies indicate an exception to this, Green Belt land is one such exception. Sustainable development is defined in paragraph 7 of the NPPF as having environmental, economic and social strands. When assessed these objectives, unless the harm arising from the proposal 'significantly and demonstrably' outweighs the benefits of the proposals, planning permission should be granted (in accordance with paragraph 14).
85. The site is located outside the Waterbeach village framework, and in the countryside, where policy DP/7 of the LDF and Policy S/7 of the Draft Local Plan state that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The erection of a residential development of 45 dwellings would therefore not under normal circumstances be considered acceptable in principle. However, this policy is considered out of date due to the current lack of a 5 year housing land supply as set out above. A significant material planning consideration is also the fact that the overall land parcel already has consent for residential development for up to 90 dwellings, therefore the principle of housing development in the open countryside in this location has already been established.
86. It falls to the Council as decision maker to assess the weight that should be given to the existing policy. Officers consider this assessment should, in the present application, have regard to whether the policy continues to perform a material planning objective and whether it is consistent with the policies of the NPPF.
87. Development in Minor Rural Centres (the current status of Waterbeach) is normally limited to schemes of up to a maximum of 30 dwellings, but the Waterbeach Inspector has already determined that Waterbeach is a sustainable location and can accommodate and sustain larger scale housing development.
88. Within the context of the Waterbeach Inspector's conclusions and decision and the continuing lack of a five year housing land supply, Officers are of the view that the additional 45 dwellings proposed by the application (increasing the quantum from 90 to 135) can continue to achieve the definition of sustainable development due to the level of services and facilities provided in the village, accessibility to employment and availability of public transport.
89. As part of the case of the applicant rests 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 the applicant has demonstrated that 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.

90. The principle of the development of this site for up to 90 dwellings was established through planning consent S/1359/13/OL, which was allowed at appeal. The current application for 45 dwellings, in combination with the conjoined application for reserved matters for 90 dwellings, seeks to optimise the potential of the site to accommodate housing development.

91. **Sustainability**

92. Waterbeach is considered to be a sustainable location for this scale of development. In reaching this conclusion regard has been had to the appeal Inspector's considerations on this matter, when considering the outline application for 90 dwellings. In particular he set out the following key conclusions in relation to the sustainability credentials of the settlement: -

"The village has good public transport and cycle links, which is confirmed by the Council's own Services and Facilities Study. It records that there is an hourly bus service between Cambridge and Ely from Monday to Saturday, inclusive, with a half hourly service at peak times and a timetabled journey time of less than 25 minutes from the village to Cambridge. The train service from the village to and from Cambridge runs from 0700 to 2300 hours and appears to be hourly with a more frequent service to Ely at all times and to Cambridge in the morning peak. Journey times are short with a timetabled journey time to Cambridge of as little as 6 minutes. There is also an off-road cycle route parallel to the river which, by reason of the topography, provides a realistic alternative mode of travel. In addition, cycle or walking are realistic ways of gaining access to the bus and rail network, as well as local services and facilities, including employment. In terms of services and facilities, the village has a primary school and a GP, both of which are conveniently located close to the appeal site. There is no secondary school, but it was agreed at the Inquiry that there is a bus service for students to gain access to Cottenham College. The village has a basic level of retail facilities, including a post office, bakery, butcher, newsagent, village store, pharmacy and hairdresser. Apart from the numerous public houses there appears to be a fairly limited range of other services and facilities, such as one garage. However, there is significant employment both within and near to the village, a point that was recognised by the Highway Authority who noted that the Cambridge Research Park, which it regards to be an important employment area, is accessible by bus from Waterbeach . . . Even on a narrow view of sustainability, in terms of accessibility, the appeal site is a sustainable location in which prospective households would not be wholly dependent on the private car in order to meet their day to day needs. The fact that the Council seeks to identify land to the north of the village for a new town reinforces my view that the appeal site is a sustainable location . . . In the context of the failure of the adopted strategy to deliver an adequate supply of housing, I consider the appeal site represents a sustainable development option. It is not the most sustainable option in terms of locational strategy in the Core Strategy but it is a sustainable option that is deliverable and would help to meet the shortage of housing in the area.

93. It is considered that there has been no material change with regards to the Inspector's conclusions on the sustainability of Waterbeach.

94. Moreover, the Inspector set out the following in relation to the National Planning Policy Framework's three dimensions of sustainability; economic, social and environmental: -

Economic

95. The Inspector's decision states that the Government has made clear its view that house building plays an important role in promoting economic growth. He said the proposed development would give rise to a number of economic benefits, including the creation of jobs in the construction industry as well as the multiplier effect in the wider economy arising from increased activity. In the long term, future occupiers of the proposed new houses would provide more custom for the existing shops and services in the village thereby contributing to the local economy. The provision of new housing in Waterbeach would help to meet the needs of businesses, e.g. on the nearby Cambridge Research Park, to house their employees, whilst also providing a realistic travel option by train to Cambridge to help support its important, wider economic role. The Inspector therefore concluded that the scheme would contribute towards building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type was available in the right place at the right time to support growth.

Social

96. The Inspector's decision states that the Framework places importance on widening the choice of high quality homes and ensuring that sufficient housing (including affordable housing) is provided to meet the needs of present and future generations. He outlined that residential development of the site would be of clear benefit in these terms given the current shortfall in the District's housing supply. He said the proposal would be well placed to access services and facilities in the village that would meet many day-to-day needs of prospective occupiers; those in the wider area can be accessed by sustainable modes of transport.

Environmental

97. In relation to the environmental role of sustainability the Inspector stated that the proposed development would not unacceptably harm the character and appearance of the area. The Inspector said that the idea of the barracks and the village being two settlements no longer applies. Physically and functionally the former barracks is now part of the village. He found no basis for concluding that this part of the former barracks has a separate and distinct identity. He said there is a strong argument that better integration would achieve the strong, vibrant and healthy community that the Framework alludes to. He rejected the Council's claim that the appeal site contributes to a visually important open buffer as it is insufficiently visible in the wider landscape and said it should now be common ground that the development would not have an unacceptable adverse impact on the countryside and landscape character. He said the proposition that coalescence between the village and the former barracks would be undesirable is not therefore justified and in terms of linking the communities it would be advantageous and there is a clear and inevitable relationship between them. He concluded that development of the appeal site would merely continue the pattern of coalescence that has taken place to the west of the appeal site over the years and so this would maintain, rather than harm, this characteristic of the village.
98. Officers consider that in considering the outline appeal for 90 dwellings the Inspector was clear in relation to a number of points, including that Waterbeach is a sustainable settlement development and development and in relation to all three dimensions of sustainability. It is therefore considered that the overall land parcel can accommodate the additional 45 dwellings proposed by this application.

Amount

99. The application proposes the following amounts of development
- Site Area – 1.08 ha.
 - Total Open Space – 0.56 ha of open space (including Locally Equipped Area of Play – LEAP) – To be provided on the adjacent site.
 - Total Dwellings – 45.
 - 18 affordable dwellings (40%).
 - A density of 41.6 dwellings per hectare (dph).
100. The application should however be read in conjunction with a concurrent reserved matters application for 90 dwellings, located to the east and south. When assessed together with this application for reserved matters, the cumulative amount of development proposed is as follows: -
- Total Site Area – 3.97 ha.
 - Total Residential – 3.31 ha.
 - Total Open Space – 0.56 ha.
 - Total Dwellings – 135.
 - Total Affordable – 54 Units - 40%.
 - Average Net Density – 40 dwellings per hectare (dph).
101. Compared to the consented scheme for 90 dwellings, the overall land parcel would now accommodate a total of 135 dwellings, 54 of which would be affordable. This represents a 50% increase in the number of dwellings.
102. The amount of development proposed is large scale, however it is considered to be acceptable, having regard to the sustainability credentials of the village and accessibility to services, facilities and employment opportunities and availability of public transport, including regular rail and bus services. The contribution to the District's current shortfall in housing that the additional number of dwellings can make weighs heavily in favour of the application. The cumulative impact of 90 plus 45 dwellings, giving a total of 135 is considered to be acceptable. Officers were previously of the view that the outline scheme for 144 dwellings was also acceptable.
103. **Layout**

The layout is considered to be acceptable and is considered to be one which would be in keeping with the character, appearance, local distinctiveness and sense of place of the locality. In reaching this judgement due regard and significant weight must be attached to the Inspector's decision in relation to the related outline permission for 90 dwellings. The Inspector deemed the former barracks to be indistinguishable from the varied character of the existing village and the idea of the barracks and the village being "two settlements" no longer applied. He did not accept that the site would result in the loss of a visually important open buffer essential for the separation of Waterbeach from the barracks; neither is the gap important in the wider landscape. It is therefore considered acceptable to develop this land parcel with 45 dwellings in addition to the 90 allowed by the Inspector. In so doing, the developer proposes a green gateway at the overall site frontage with the frontage properties set back in line with the prevailing building line and the retention of the existing frontage hedge. This approach helps to retain some of the edge of settlement / rural character which currently prevails. Once within the estate, the site will clearly become developed, nevertheless the layout is one within which there is a sense of space, incorporating a central open space feature and acceptable separation distances between the

proposed dwellings themselves and relative to the existing neighbouring properties. The layout incorporates a number of sustainable urban drainage features, which will have not only a practical but also an aesthetic function within the layout. The 45 dwellings proposed by this full application are located to the north west corner of the overall site.

104. Scale

The scale of the development is considered to be acceptable. The vast majority of the site incorporates buildings of two-storey scale, which is in keeping with the character of the wider village environment. Set within the centre of the site, and clustered around the large open green space feature, a number of 2.5 storey feature buildings are proposed. It is considered that the centre of the site, away from existing public streets, has capacity to accommodate and absorb this scale of building.

105.

The scale of the development, comprising 45 dwellings and 1.08 hectares is large, and is greater than the indicative maximum of 30 dwellings which adopted Development Framework policies would support, however the Inspector has concluded that Waterbeach has the sustainability credentials to accommodate larger housing developments of this nature.

106. Appearance

The appearance of the individual buildings is considered to be acceptable and is reflective of the wider local vernacular. Section 7 of the National Planning Policy Framework deals with design and states that planning policies and decisions should avoid unnecessary prescription or detail, should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. The application proposes a good mix of house types and sizes with good sized private amenity spaces, pleasant streets and lanes and a legible environment. Some of the smaller 1-bed apartments are equipped with only a Juliette balcony and / or small areas of communal amenity area, however this under-provision is more than compensated for by the very large public open space feature within the overall wider site, combined with a number of other smaller incidental green spaces. The application includes a detailed materials schedule which is considered to be acceptable. A variety of bricks, roof tiles and render are proposed which will help to emphasise the character and distinctiveness of individual buildings and the overall character of the new estate; reinforcing and creating new local distinctiveness.

107. Landscaping

Landscaping is a reserved matter, to be determined within this application. There is also a condition on the outline consent (Condition 6) requiring submission and agreement of full details of hard and soft landscaping. Condition 5 on the outline consent also requires submission and agreement of boundary treatments for the site.

108.

The applicant has submitted detailed landscaping proposals, comprising planting schedules, avenue trees, retention and gapping up of existing mature hedgerows, new landscape buffer hedgerows, shrub mixes and wetland meadow mixes. The wider overall site incorporates a significant green gateway feature at the frontage of the site comprising wetland meadows either side of the principal access and a large, central public open space and park is proposed within the centre of the site. The Council's Landscape Officer has been formally consulted and has requested some additional information and changes to the detailed landscaping proposals. Amended

plans have now been submitted to the satisfaction of the Council's Landscape Section.

109. **Affordable Housing**

Policy HG/3 of the LDF states that proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing to meet local needs. The amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of two or more dwellings. Policy H/9 of the emerging Local Plan states that the amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of three or more dwellings. The requirement for affordable housing therefore triggered

110. for this application.

111. The proposal would provide 18 affordable dwellings (40%) and therefore complies with Policy HG/3 of the LDF and H/9 of the emerging Local Plan.

The Council's Housing Team has been formally consulted. The amount and mix of affordable housing proposed is acceptable. 100% of the affordable units will be built to Lifetime Homes Standards.

112. **Housing Mix**

113. Policy HG/2 of the LDF states that in developments of more than 10 dwellings a mix of units will be sought providing a range of accommodation, including one and two bed dwellings, having regard to economic viability, the local context of the site and the need to secure a balanced community.

Policy H/8 of the emerging Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people and people with disabilities. The market homes in developments of 10 or more homes will consist of:

- a. At least 30% 1 or 2 bedroom homes;
- b. At least 30% 3 bedroom homes;
- c. At least 30% 4 or more bedroom homes;
- d. With a 10% flexibility allowance that can be added to any of the above categories

114. taking account of local circumstances.

The application proposes a mix of properties which would comply with adopted and emerging Development Plan policies.

115. **Density**

The application site measures 1.08 hectares and proposes 45 dwellings with no open space. This equates to a density of 41.6 dwellings per hectare. Considered in isolation from the reserved matters application for 90 dwellings, a density of 41.6 dph is high, but it is considered to be in keeping with Policy HG/1 of the adopted Development Framework, which requires residential developments to make the best use of sites by achieving net densities of at least 30 dwellings and higher average net densities of at least 40dph in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, good local public transport services. When considering the outline appeal for 90 dwellings the appeal Inspector had no doubts that Waterbeach should be regarded as a sustainable location. When assessed in combination with and as part of the overall scheme for

116. 135 dwellings the proposed density is 40 dwellings per hectare. This density is policy compliant and is considered to be one which strikes the right balance between making the best and most effective and efficient use of land, optimising housing delivery on the site at a time of recognised shortfall and one which is respectful of local character, distinctiveness and sense of place.

The density proposed by the combined development of 135 dwellings (40 dph) is considered to be comparable with other consented schemes in the locality. The comparative densities of these other consented housing schemes is set out in Table 1 below: -

Table 1 – Comparable Densities of Waterbeach Housing Sites (See Appendices for Plan).

Plan Ref	Site Name	Number of Dwellings	Density (Net)
1.	S/2458/16/RM – Land North of Bannold Rd	90	39 dph
2.	S/2461/16/FL – Land North of Bannold Rd	45	41.6 dph
3.	Combined Sites 1 and 2	135	40 dph
4.	S/1907/14/OL – Land East of Cody Road	36	28 dph
5.	S/0558/14/OL – Land West of Bannold Drove	57	32 dph
6.	S/0645/13/FL – Land East of Cody Road	60	33 dph

117. Trees and Landscaping

There is a condition on the outline consent that covers the whole site that requires tree protection details to be agreed. This matter can be dealt with under a separate discharge of conditions application. Nevertheless, the applicant has submitted an Arboricultural Implications Assessment and Method Statement, Arboricultural Implications Plan and Tree Protection Plan. These have been considered by the Council's Tree Officer and are considered to be acceptable, subject to a condition requiring the recommendations within the tree protection plan and strategy to be complied with.

118. Biodiversity

The Council's Ecology officer has identified that ecological matters were not addressed by the Inspector when considering the associated outline appeal for 90 dwellings on the overall site. To ensure an appropriate level of biodiversity mitigation, enhancement and gain a number of conditions are required. Subject to these it is not considered that the application proposals would cause undue harm to protected species or their habitats.

119. Highway Safety and Parking

The access to the overall site was agreed at the outline stage. The Inspector approved drawing No 16958/1001A, which shows the principal access off Bannold Road. The applicant has submitted this drawing with the current application to confirm

120. that there is no change to this previously approved access arrangement. It will not be possible to access or develop this full application for 45 dwellings without the implementation of this access onto Bannold Road and implementation of the estate road to be provided within the associated application for reserved matters for 90 dwellings.

121. There are conditions on the outline consent which require the provision and implementation of visibility splays in accordance with approved drawing No 16958/1001A, submission and agreement of a construction traffic management plan, provision of a footpath along the northern side of Bannold Road to connect up with the Cody Road junction and submission and agreement of a Travel Plan. These details can be dealt with separately under a discharge of conditions application. A Green Travel Plan has been submitted with this current application, the details of which are considered to be satisfactory according to the County Council's Transport Assessment Team.

122. The concurrent reserved matters application for 90 dwellings creates a cumulative development of 135 dwellings. The Highway Authority requires provision of a secondary vehicular access for emergency purposes. The master site layout plan proposes a potential vehicular connection to the approved Bovis site to the east, which is presently under construction. The Highways Authority has sought clarification as to whether this connection is available. The applicant has indicated that there may be a ransom strip on the Bovis development site which could prevent this connection. A meeting has taken place with the Highways Authority following which an amended Layout Plan has been submitted. This includes the option to develop and provide a secondary emergency link access to Bannold Road in the event that the connection to the Bovis site cannot be achieved.

123. The Highway Authority has also sought some changes to the detailed design and layout of the estate road. Amended plans have been submitted to the satisfaction of the Highways Authority.

124. The County Council's Transport Assessment Team has sought some additional information from the applicant to clarify some of the contents of the Transport Assessment. These questions have been answered to the satisfaction of the Highways Authority. The cumulative traffic and transport effects associated with the overall development of 135 dwellings are considered to be acceptable. This was also the case for the larger scheme of 144 dwellings which was refused by the Planning Committee in January 2016. Members will note that the Committee was satisfied in relation to the access and traffic implications of this larger scheme. Waterbeach has a railway station with regular services, likewise bus services and cycle paths providing options for travel other than the private car.

125. Condition 17 of the outline consent requires submission and agreement of details of a new footpath connection on the north side of Bannold Road. The same condition is recommended for this full planning application. As part of the approved S106 pursuant to the outline consent, the developer is required to upgrade bus stops and install a footway along the northern edge of Bannold Road.

126. Condition 14 of the outline consent requires submission and agreement of a construction traffic management plan. These details can be considered and agreed under a separate discharge of condition application.

126. Flood Risk

127. The site is situated in flood zone 1 and is therefore at very low risk of flooding.

128. The application is supported by a detailed Flood Risk Assessment and Drainage Strategy.

129. The applicant has undertaken soakaway testing of the site. The ground conditions are such that this method of surface water disposal is not viable; therefore it is necessary to consider an alternative method of managing surface water disposal.

130. Initial discussions with the Internal Drainage Board indicate that the ditch along the Bannold Road frontage does not currently have capacity to accept surface water run-off from the site. One alternative option would be connection to an existing surface water sewer in Bannold Road which has been identified by the applicant's topographical survey. If further investigations of this sewer conclude that this is not possible, an alternative solution exists whereby a direct outfall to IDB Main Drain W13 will be permissible. What is clear, however, is that there are a number of options and solutions and the drainage consultees are satisfied in this regard.

The Drainage Strategy demonstrates that surface water will be attenuated on the overall development of 135 dwellings, managing a range of predicted flooding events using a number of sustainable urban drainage systems (SuDS). These on-site drainage proposals will ensure surface water run-off is quickly diverted towards on-site gullies and drainage channels and that on-site attenuation is sized appropriately. The strategy demonstrates that the rate of outfall will be reduced compared to the rate associated with the existing undeveloped site. The benefits of SuDS technology is as follows: -

- Storing run-off and releasing it slowly (attenuation);
 - Allowing water to soak into the ground (infiltration);
 - Slowly transporting (conveying) water on the surface;
 - Filtering out pollutants;
131. - Allowing sediments to settle out by controlling the flow of water.

132. The proposed overall development layout for 135 dwellings will incorporate a number of attenuation basins, which will take the form of depressions within the site with shallow banks, providing additional freeboard to cope with more extreme events. These areas can be landscaped to provide aesthetic and amenity value. Planting can be used to enhance biodiversity. The attenuation basins will allow peak flow rates to be reduced and enable flows to be reduced below existing greenfield run-off rates during storm events. These SuDS basins will have a multi-functional role, acting as viable public open space areas, available for amenity and utility during normal conditions. Only during significant rainfall events would the depression areas received water and be used for attenuation.

133. The Local Lead Flood Authority (LLFA) has been formally consulted and is satisfied that the proposed attenuation features will provide storage for all potential flooding events up to and including the 1 in 100 annual probability rainfall event (+30% climate change allowance), with an additional 10% for climate change included within the freeboard storage in the open attenuation basins incorporated on site.

The LLFA has recommended a condition requiring submission of a detailed surface water drainage scheme and details for the long term maintenance arrangements for any parts of the surface water drainage system not be adopted (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwellings. These details shall include identification of

run-off sub-catchments, SuDS components, control structures, flow routes and outfalls. The details must also clarify the access required to each surface water management component for maintenance.

Cambridge City Council's Sustainable Drainage Engineer has also been formally consulted and is satisfied with the surface water drainage management proposals and available outfall options available to the developer.

Overall the application particulars have satisfactorily demonstrated that the proposed development will not be affected by current or future flooding from any source and will not increase the risk of flooding elsewhere, using a mix of on-site SuDS including water storage culverts and attenuation basins.

With regards foul water a connection to the existing public sewerage system in Bannold Road is proposed. Anglian Water has outlined that there is a capacity issue associated with the Waterbeach Wastewater Treatment Works. It has very limited capacity however it does have sufficient capacity to accommodate the flows associated with this application for 45 dwellings in combination with the associated reserved matters application for 90 dwellings. However, Anglian Water has advised the imposition of a condition requiring submission and agreement of a foul water strategy, which should include details of measures to control the rate of foul water flows to the wastewater treatment centre in relation to the build out rate of the application site, and factoring the build out rate of any other local housing developments. There are a number of on the ground measures which can be used to control the rate of flow, such as underground storage pipes. The suggested condition will ensure that the necessary measures can be agreed before development commences and are implemented on the ground before any phase of the development is occupied.

Anglian Water has confirmed that the existing sewer in Bannold Road has capacity to accept the flows to be generated by the proposed 45 dwellings, combined with the reserved matters application for 90 dwellings.

Anglian Water has confirmed that it does not have capacity to accept surface water into its sewers. The applicant has other available outfall options in relation to surface water, namely connection to a localised Internal Drainage Board Drain. Anglian Water has recommended a condition for a detailed surface water strategy to be agreed. The Lead Local Flood Authority has advised a similar condition.

Overall, subject to the conditions imposed, it is considered that there will satisfactory arrangements in place to manage foul and surface water.

140. **Neighbour Amenity**

The proposal is not considered to adversely affect the amenities of neighbours through an unduly overbearing mass, through a loss of light or through a loss of privacy. The siting, orientation, size, scale and window placements of the individual buildings are such that there will be acceptable relationships with existing neighbouring properties. A number of conditions are proposed to protect existing residential amenity during the construction phase of the development. There is a pre-condition attached to the outline consent which deals with external lighting.

141. **Heritage Assets**

Condition 9 of the outline consent which required submission and agreement of a

programme of archaeological work in accordance with a written scheme of investigation for the whole site. Work in satisfying this condition is already underway. This matter can be satisfactorily dealt with by way of a discharge of condition application relating to the outline application.

142. **Developer Contributions**

Developer contributions were established at the outline planning application stage in relation to 90 dwellings and will be secured by the legal agreement pertaining to that consent. This includes on-and off-site community, play and sports space provision, education, affordable housing, household waste, libraries and lifelong learning, public transport and strategic waste. The additional 45 dwellings proposed by this current application generate new developer obligations, again with respect to affordable housing, on-and-off site community, play and sports space provision, education, health etc and so a separate legal agreement will be required. The developer contributions required are as follows: -

Local Authority

- Indoor community space - £22,751.84.
- Off-site sports - £50,114.15.
- Healthcare Provision (Increased GP capacity) - £17,043.
- S106 Monitoring - £500.00.

County Council

Early Years Need

A financial contribution is required for the provision of an additional early years classroom; the figure for the provision of which is still to be confirmed. Members will be updated at committee.

Primary School

A financial contribution is required for the provision of 2 additional primary school classrooms; the figure for the provision of which is still to be confirmed. Members will be updated at committee.

Secondary School

According to County Council guidance the development is expected to generate a net increase of 9 secondary education aged children. The catchment school is Cottenham Village College. County education officers have confirmed that in the medium term Cottenham Village College is forecast to have sufficient spare capacity to accommodate the secondary places generated by the development. Therefore no contribution is sought for secondary education.

Libraries and Lifelong Learning

The County Council provides a statutory library provision service in Waterbeach via 5 mobile library stops. This new development would result in an increase in population of 121 residents (45 x 2.67). This would place demand on the Libraries and Lifelong Learning facilities in Waterbeach which requires a contribution of £28.92 per head of increase of population to mitigate. Therefore a contribution of £3,499 for libraries and lifelong learning is sought (£28.92 x 121 new residents). The libraries and lifelong learning contribution would be used to contribute towards the provision of an additional route stop and to purchase additional resources required to meet the library and lifelong learning needs of this new population. Contributions from applications in

the area which have already received approval have been pooled together towards a project at the Waterbeach LAP.

Strategic Waste

No contribution is required.

Transport

- Developer contributions with regard to transport are still being calculated. Members will be updated at the committee meeting.

A equipped children's play space (LEAP) will be provided on the central open space located within the wider site. Financial contributions are sought from the developer for off-site sports and indoor community space.

Other Matters

Road Adoption

143. The road would be adopted by the Local Highways Authority providing it is constructed in accordance with its specification. The areas of open space would be maintained by the Parish Council or a Management Company.

Fire Hydrants

144. Cambridgeshire Fire and Rescue has no objection subject to adequate provision of fire hydrants. A condition is imposed to secure their provision. .

Land Contamination

145. The Council's Contamination Officer has recommended a condition requiring additional investigation of the western side of the site and the undertaking of any necessary remediation measures.

Conclusion

146. In considering this application, the following relevant adopted Core Strategy and Development Plan policies are to be regarded as out of date while there is no five year housing land supply:

Core Strategy

ST/2: Housing Provision
ST/5: Minor Rural Centres

Development Plan

DP/1: Sustainable Development
DP/7: Village Frameworks
HG/1: Housing Density
HG/2: Housing Mix
NE/6: Biodiversity
NE/17: Protecting High Quality Agricultural Land
CH/2: Archaeological Sites

147. This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of

the NPPF.

148.

Policies ST/5 and DP/7 of the LDF are considered to carry some weight in the determination of this application. Despite being considered out of date, the purpose of these policies is to restrict the number of residential units permitted in Rural Service Centres, however the Waterbeach Inspector has already determined that this site can be developed for 90 dwellings, considerably more than the policy maximum of 30; and precisely because there is a recognised shortfall and the village is considered to be sustainable.

149.

Within the context of a lack of five year housing land supply and the consequent status of ST/5 and DP/7 as out of date, it is considered that the fact that this site is not within the existing village framework is not sufficient to warrant refusal, unless harm is identified in relation to the definition of sustainable development as set out in the NPPF. The previous conclusions reached by the Waterbeach Inspector regarding development of this site for a major housing scheme hold significant weight.

150.

Policies HG/1, HG/2 and HG/3 are all housing policies which are considered to carry some weight in the decision making process as these relate to the density of development, housing mix and affordable housing, all of which contribute to sustainable development. In relation to the other relevant policies of the LDF quoted in this report are considered to be consistent with the definition of sustainable development as set out in the NPPF and therefore have been given some weight in the assessment of this application.

151.

The site is located close to existing services, facilities, employment opportunities and public transport provision. The developer will provide 40% affordable housing, on and off site open space, on-site sustainable urban drainage schemes (SuDS), a healthcare and education contributions, affordable housing and a new footpath on Bannold Way, which can be secured through planning conditions and legal agreement and some of these provisions will be of benefit to the wider community.

152.

It is considered that the scheme includes positive elements which enhance social sustainability. These include:

- the positive contribution of 45 dwellings towards the housing land supply in the district based on the objectively assessed need for 19,500 dwellings and the method of calculation and buffer identified by the Waterbeach Inspector
- the contribution of 40% affordable housing in the context of a significant level of district wide housing need
- public open space, including equipped areas of play.
- the package of contributions to be secured through the Section 106 agreement towards the enhancement of offsite community facilities and pedestrian links
- potential for access to public transport, services and facilities
- employment during construction to benefit the local economy.
- potential to result in an increase in the use of local services and facilities

153.

Overall, it is considered that the significant contribution the proposal would make to the deficit in the Council's five year housing land supply and the social benefits that would result from the development weigh significantly in favour of the development and there is not considered to be any harm to interests of acknowledged importance arising from the increase from 90 to 135 dwellings. It is considered that the proposal achieves the definition of sustainable development as set out in the NPPF.

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.

154. **RECOMMENDATION**

155. It is recommended that the Planning Committee approves the application subject to the following 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 and particulars: -**

- **WB/LOC/01 Rev B – Location Plan.**
- **EMS2856_05 Rev F – Full Planning Layout**
- **EMS2856_02 Rev Q – Planning Layout**
- **16958/1001 Rev H – Junction Geometry Layout**
- **TR1 Revision D – Refuse Vehicle Tracking**
- **WB/MP/01 Rev A – Materials Plan**
- **BRdW/ChyP/001 Revision A – Chimney Layout Plan**
- **EMS2856_06 Revision B – Detailed Landscaping Proposals**
- **EMS2856_07 Revision B – Detailed Landscaping Proposals**
- **EMS2856_08 Revision B – Detailed Landscaping Proposals**
- **ALN-PD20 – Alnwick (Cottage).**
- **BDL-PD20 Rev A – Beadnell (Cottage)**
- **CHE-PD21 – Chedworth (C-STD)**
- **CLC-PD20 – Clayton Corner (Cottage) Render**
- **CLC-PD21 – Clayton Corner (Cottage)**
- **COR-PD21 – Corfe (C-STD)**
- **HB-WD01 – Hanbury (Cottage)**
- **HAT-PD21 – Hatfield (C-STD) – Hatfield**
- **LE-PD20 – Leicester (Cottage)**
- **71-PD20 Rev A – Type 71 (Cottage)**
- **81-PD20 Rev A – Type 81 (Cottage)**
- **4BFRFN-PD20 Rev A – 4BFRFN-PD20 (Cottage)**
- **4BFRFW-PD20 Rev A – 4BFRFW-PD20 (Cottage)**
- **160019-DN-01A – Proposed Lighting and Installation Design Layout.**
- **Arboricultural Implications and Method Statement, September 2016 by Andrew Belson.**
- **Arboricultural Implications Plan, drawing No 2975.AIP.**
- **Tree Protection Plan, drawing No 2975.TPP.**
- **EMS2856_09 – Detailed LEAP Proposals.**
- **18006 – Topographical Survey.**
- **Flood Risk Assessment Issue 4 by RPS, November 2016**
- **Transport Assessment, Rev C, by Woods Hardwick, November 2016**
- **Green Travel Plan, Rev B by Woods Hardwick, November 2016**

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

- 3. No development shall commence until the applicant has submitted for approval in writing by the Local Planning Authority, full details of the affordable housing units to demonstrate 100% provision of affordable housing units to Lifetime Homes Standards.**

(Reason – In order to ensure that the affordable homes secured by the development can readily meet or be simply adapted to meet, the needs of most people, including those with reduced mobility, in accordance with Policy H/8 (3) of the Proposed Submission South Cambridgeshire Local Plan, July 2013.

- 4. The development shall be implemented in accordance the approved materials schedule set out on drawing No WB/MP/01 Rev A – Materials, unless otherwise approved in writing by the Local Planning Authority.**

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

- 5. No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.**

(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.)

- 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 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.)

- 7. The development shall be implemented in accordance with the approved Detailed Landscape Proposals as set out on drawing Nos EMS2856_06 Rev B, EMS2856_07 Rev B, EMS2856_08 Rev B, and EMS2856_09, unless otherwise agreed in writing by the Local Planning Authority. 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. No development shall take place until a scheme for the provision and implementation of pollution control of the water environment, which shall include foul drainage, has been submitted to**

and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme before any dwelling is occupied or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(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. The development shall be implemented in accordance with the contents and recommendations set out in the approved Arboricultural Implications Assessment and Method Statement by Andrew Belson, dated September 2016, Arboricultural Implications Plan (Drg 2975.AIP) and Tree Protection Plan (Drg 2975.TPP) unless otherwise agreed in writing with the Local Planning Authority.

(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.)

9. No development shall take place until a scheme for the provision and implementation of pollution control of the water environment, which shall include foul drainage (including flow rates), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme before any dwelling is occupied or in accordance with an implementation programme that has been agreed in writing by 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.)

10. No development shall take place until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) prepared by RPS (ref: AAC5293) dated 18 October 2016 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.

(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.)

11. 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 runoff sub-catchments, SuDS components, control structures, 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.

- 12. All works must proceed in strict accordance with the recommendations detailed in Section 4 of the Biodiversity Survey report (JBA Consultancy Services Ltd., March 2015) and Section 5 of the Water Vole Assessment report (fpcr, May 2015). This shall include avoidance and mitigation measures for water vole, reptiles and nesting birds. 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).

- 13. No development shall commence until a scheme for ecological enhancement including a location plan and specification for native planting (including for wetland areas), in-built features for nesting birds and roosting bats and connectivity measures for hedgehog has been provided to and agreed by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.**

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.

- 14. No construction work and or construction related dispatches from or deliveries to the site shall take place other than between the hours of 0800 – 1800 Monday to Friday, 0800 – 1300 Saturday and at no time on Sundays or Bank or Public Holidays unless otherwise approved in writing by the local planning authority.**

(Reason – In the interests of residential amenity).

- 15. 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 from noise 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 South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15 – Noise Pollution, NE/16 – Emissions and DP/6 – Construction Methods).

- 16. 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 or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the Local Planning Authority approves the variation of any detail in advance and in writing.

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15 – Noise Pollution, NE/16 – Emissions and DP/6 – Construction Methods).

17. No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their executions has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15 – Noise Pollution, NE/16 – Emissions and DP/6 – Construction Methods).

18. No development shall take place until a scheme for the provision of on-site renewable energy to meet 10% or more of the projected energy requirements of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007.)

19. No development shall take place until a programme of archaeological work has been undertaken in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

(Reason – In the interests of conserving and enhancing the historic environment, in accordance with Policy CH/2 of the adopted Local Development Framework 2007).

20. No development shall commence until:

- a. The application site has been subject to a detailed desk study and site walkover in relation to contamination, to be submitted to and approved in writing by the Local Planning Authority.**
- b. Following approval of a) above, a detailed scheme for the investigation and recording of contamination and remediation objectives (which have been determined through risk assessment) must be submitted to and approved in writing by the Local Planning Authority.**
- c. 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.**

- d. **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.**
- e. **If during remediation works any contamination is identified that has not been considered in the Remediation method statement then remediation proposals, together with a timetable, should be agreed in writing by the Local Planning Authority and the remediation as approved shall be undertaken within the timeframe as agreed.**

(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.

21. No construction works shall commence until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are: -

- (1) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).**
- (2) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on street.**
- (3) Movements and control of all deliveries (all loading and unloading should be undertaken off the public highway).**
- (4) Control of dust, mud and debris).**

(Reason – In the interests of highway safety).

22. No development shall be implemented in accordance with the approved lighting scheme, as set out on drawing No 160019-DN-01A, unless otherwise agreed in writing by the Local Planning Authority. The approved lighting scheme shall be installed in accordance with the approved details before any dwelling is occupied, and thereafter maintained and retained in that condition.

(Reason – In the interests of residential amenity).

23. 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 Cambridgeshire Fire and Rescue Services has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme before any dwelling is occupied.

(Reason – In the interests of fire safety).

24. No development shall take place until details of a scheme for the provision of a public footpath along the northern side of Bannold Road from just east of the junction of Cody Road (to connect to the existing footpath) to the site, including along its frontage, as shown on drawing No. , have16958/1001 been submitted to and approved in writing by the

Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason – In the interests of highway safety).

25. The dwellings hereby permitted shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.

(Reason – In the interests of sustainable transport).

26. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Welcome Pack for sustainable transport, approved by Cambridgeshire County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

(Reason – In the interests of sustainable transport).

27. Prior to first occupation of development, the Developer shall be responsible for the provision and implementation of a Residential Travel Plan to be agreed in writing with the Local Planning Authority. Such Travel Plan shall include annual monitoring, with all measures reviewed to ensure targets are met.

(Reason – In the interests of sustainable transport).

28. Prior to first occupation of the proposed development, a 1.8 metre wide footway shall be constructed on the northern side of Bannold Road, from the site access, continuing west to join with the existing footway on the corner of Cody Road.

(Reason – In the interests of highway safety).

29. All roads and footpaths shall be completed to top course level prior to the occupation of any dwellings.

(Reason – To safeguard the character and appearance of the area and in the interests of highway safety).

Informatives

1. 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. A separate permission must be sought from the Highway Authority for such works.
2. The applicant / developer should have regard and consideration of South Cambridgeshire District Council Supplementary Planning Document – ‘District Design Guide: High Quality and Sustainable Development in South Cambridgeshire’, Adopted March 2010: Chapter 10 – Environmental Health and associated appendices:

<http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/SPDs/DistrictDesignGuideSPD.htm>

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/2588/15/RM & S/0558/14/OL

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