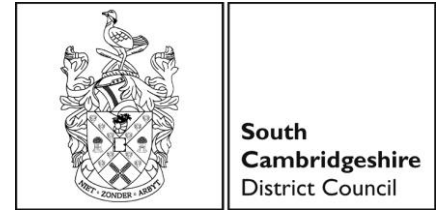


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26 July 2016

To: Chairman – Councillor David Bard
Vice-Chairman – Councillor Kevin Cuffley
All Members of the Planning Committee - Councillors Anna Bradnam,
Brian Burling, Pippa Corney, Sebastian Kindersley, David McCraith, Des O'Brien,
Deborah Roberts, Tim Scott, Robert Turner and Aidan Van de Weyer

Quorum: 3

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 3 AUGUST 2016 at 10.30 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution **in advance of** the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
JEAN HUNTER
Chief Executive

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AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

Public seating is available both in the Council Chamber (First Floor) and the Public Gallery / Balcony (Second Floor). Those not on the Committee but wishing to speak at the meeting should first read the Public Speaking Protocol (revised June 2015) attached to the electronic version of the agenda on the Council's website.

PROCEDURAL ITEMS

1. **Apologies**
Councillor John Batchelor has sent apologies, and Councillor Aidan Van de Weyer is substituting for him. To receive apologies for absence from any other committee members.
2. **Declarations of Interest**
 1. **Disclosable pecuniary interests ("DPI")**

A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under consideration at the meeting.

2. Non-disclosable pecuniary interests

These are interests that are pecuniary involving a personal financial benefit or detriment but do not come within the definition of a DPI. An example would be where a member of their family/close friend (who is not their spouse or partner) has such an interest.

3. Non-pecuniary interests

Where the interest is not one which involves any personal financial benefit or detriment to the Councillor but arises out of a close connection with someone or some body /association. An example would be membership of a sports committee/ membership of another council which is involved in the matter under consideration.

3. Minutes of Previous Meeting

1 - 6

To authorise the Chairman to sign the Minutes of the meeting held on 6 July 2016 as a correct record.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

4. S/2456/15/OL - Willingham (Land Off, Haden Way)

7 - 40

Residential development of 64 units estate road, open space and associated works

5. S/0851/16/FL - Bar Hill (Hallmark Hotel, Land South side of Huntingdon Road)

41 - 72

Development of 40 residential dwellings across two sites comprising: 6, two storey houses and 27 apartments in 3 and 4 storey blocks, 47 car parking spaces and associated landscaping including the retention of part of the bund and provision of a play area on part of the hotel car park and other surplus space (Site 1) and 7, two storey houses served by 14 car parking spaces and associated

6. S/1040/16/FL - Longstanton (Land to the rear of existing haulage yard and No.5 Station Road)

73 - 94

Extension of existing haulage yard along with associated infrastructure to provide additional HGV, trailer and car parking (part retrospective)

7. S/1136/16/FL - Comberton (Land at Manor Farm, Green End)

95 - 104

Installation of 21-metre-high lattice tower supporting 6 no. antennas and 2 no. transmission dishes, the installation of 3 no. radio equipment cabinets and a meter cabinet, a 2.1 metre high security fence and ancillary development works

8. S/1079/16/FL - Girton (45 St Vincents Close)

105 - 110

Two Storey Rear and Side Extension

MONITORING REPORTS

9.	Enforcement Report	111 - 118
10.	Appeals against Planning Decisions and Enforcement Action	119 - 126

OUR LONG-TERM VISION

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

OUR VALUES

We will demonstrate our corporate values in all our actions. These are:

- Working Together
- Integrity
- Dynamism
- Innovation

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

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- **Do not** re-enter the building until the officer in charge or the fire brigade confirms that it is safe to do so.

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Disturbance by Public

If a member of the public interrupts proceedings at a meeting, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room. If there is a general disturbance in any part of the meeting room open to the public, the Chairman may call for that part to be cleared. The meeting will be suspended until order has been restored.

Smoking

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EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

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Agenda Item 3

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 6 July 2016 at 10.30 a.m.

PRESENT: Councillor David Bard – Chairman
Councillor Kevin Cuffley – Vice-Chairman

Councillors:	John Batchelor	Brian Burling
	Pippa Corney	Sebastian Kindersley
	David McCraith	Cicely Murfitt (substitute)
	Des O'Brien	Tim Scott
	Hazel Smith (substitute)	Robert Turner

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Julie Baird (Head of Development Management), Thorfinn Caithness (Principal Planning Officer), John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning Officer), James Platt (Senior Planning Officer), Ian Senior (Democratic Services Officer), Charles Swain (Principal Planning Enforcement Officer), David Thompson (Principal Planning Officer) and Rebecca Ward (Senior Planning Officer)

Councillors Graham Cone, Lynda Harford, Tumi Hawkins, Peter Johnson, Tony Orgee, Peter Topping, Aidan Van de Weyer and John Williams were in attendance, by invitation.

1. APOLOGIES

Councillors Anna Bradnam and Deborah Roberts sent Apologies for Absence. Councillors Hazel Smith and Cicely Murfitt attended the meeting as their respective substitutes.

2. DECLARATIONS OF INTEREST

Councillor John Batchelor declared a non-pecuniary interest in respect of Minute 6 (S/2830/15/OL in Balsham) as Chair of Chilford Hundred Educational Trust, responsible for the local primary school. Councillor Batchelor was considering the matter afresh.

Councillor Sebastian Kindersley declared non-pecuniary interests in respect of Minute 8 (S/3190/15/OL in Orwell) and Minute 13 (S/2512/15/FL in Little Eversden) as the Cambridgeshire County Councillor in whose Electoral Division (Gamlingay) both parishes were located. Councillor Kindersley had attended meetings of both Orwell and The Eversdens Parish Councils at which these applications had been discussed, but was now considering both matters afresh.

Councillor Tim Scott declared a non-pecuniary interest in respect of Minute 6 (S/2830/15/OL in Balsham) because of his acquaintance with a member of the family, which owns the land forming the basis of the application.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 1 June 2016.

4. S/0746/15/OL - WHITTLESFORD,(LION WORKS, STATION ROAD WEST)

Members visited the site on 5 July 2016.

Councillor Ken Winterbottom (Whittlesford Parish Council) and Councillor Peter Topping (local Member) addressed the meeting. Councillor Winterbottom reiterated the Parish Council's disappointment, contained in the report from the Planning and New Communities Director, that none of the 61 dwellings was to be affordable. He also demanded that there be an agreement in place to secure ongoing maintenance of the play area. Design of the development should be of a high standard. Councillor Topping shared the Parish Council's comment about the absence of affordable housing, but appreciated the viability issues arising out of the need for remediation of the land. He also acknowledged that the presence of a railway station in the village added to its sustainability.

In response to a comment from Councillor Sebastian Kindersley, officers confirmed that the Section 106 Legal Agreement would make provision for the review of viability. Such a clause would be invaluable, for example, if remediation costs were lower than expected.

Following further debate, the Committee **approved** the application subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 reflecting the developer contributions set out in Appendix 1 (circulated at the meeting), and a provision for the review of the potential viability of affordable housing, as required to make the development acceptable in planning terms; and
2. The Conditions set out in the report from the Planning and New Communities Director.

5. S/0238/16/OL - WHITTLESFORD (83, MOORFIELD ROAD)

Members visited the site on 5 July 2016.

Matt Hare (applicant's agent), Councillor Ken Winterbottom (Whittlesford Parish Council) and Councillor Peter Topping (local Member) addressed the meeting. Matt Hare said that the development, including seven affordable homes, complied with sustainability requirements, and had no adverse impact on the surrounding area. Councillor Winterbottom raised concerns relating to inadequacy of access, traffic, car parking and lack of visibility. He also requested that estate roads be constructed to an adoptable standard. Councillor Topping added traffic flow as an issue. Highways officers from Cambridgeshire County Council addressed these issues.

Following further discussion, the Committee **approved** the application subject to

3. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 reflecting the developer contributions set out in Appendix 1 (issued as a supplement) and required to make the development acceptable in planning terms in accordance with Policy DP/4 of the South Cambridgeshire Local Development Framework 2007 and Paragraph 204 of the National Planning Policy Framework;
4. The Conditions set out in the report from the Planning and New Communities Director; and
5. An additional Condition requiring all the estate roads to be built to an adoptable standard.

6. S/2830/15/OL - BALSAM (LAND AT 22 LINTON ROAD)

Stuart Watkinson (objector), Kate Wood (agent) and Tim Holmes (applicant), Jeremy Wade (a community supporter invited to speak by the Chairman) addressed the meeting. Mr Watkinson highlighted concern about flooding, drainage and general safety. Kate Wood answered questions from Committee members relating to the comparison between different Group Villages, the nature of proposed traffic calming, the number of dwellings proposed as opposed to the maximum that would have been allowed had the Council been able to demonstrate a five-year housing land supply, and flood risk. Mr Wade described the project as essential. Not only was affordable housing needed, but the development would offer the opportunity for people to move into smaller properties, thus making larger properties in the village available for families. He added that the development looked to the future, and would help maintain numbers at the local school.

Highways officers outlined how Cambridgeshire County Council assesses speed limits.

The Head of Development Management summarised legal advice from Counsel instructed by the Local Planning Authority. This advice was that the LPA should continue to apply policies relating to 'weight' and 'numbers' in each individual instance. Councillor John Batchelor also cited the village framework policy as crucial.

The Committee **refused** the application for the reasons set out in the report from the Planning and New Communities Director.

7. S/2510/15/OL - CALDECOTE, (LAND EAST OF HIGHFIELDS ROAD)

Phil Claridge (objector), Councillors Anna Mortenson and John Barker (Caldecote Parish Council) and Councillor Dr. Tumi Hawkins (local Member) addressed the meeting. Mr Claridge said that past growth of housing in Caldecote had not been matched by a corresponding growth in infrastructure. Car dependency was high, and there was a significant drainage issue in the village. The Parish Council pointed out that the site was outside the village framework. The proposal was too big, and did not include any employment potential. There was no doctors' surgery in the village, and public transport was poor. Safety and flooding were cited as reasons for deeming Caldecote as unsuitable for further development. Councillor Dr. Hawkins started by thanking Paul Sexton, who had retired recently, for the work he had put into this application. Councillor Dr. Hawkins pointed out the proposal would increase the size of the village by 23%. She expressed concern about pressure on doctors' appointments and about foul water drainage. Councillor Hawkins concluded that the development was unsustainable.

Had it not been appealed for non-determination, and had the Local Planning Authority still had power formally to determine the application, the Committee would have **refused** the application unanimously for the reasons set out in the report from the Planning and New Communities Director. Such decision would inform officers detailed with defending the Appeal.

8. S/3190/15/OL - ORWELL (LAND AT, HURDLEDITCH ROAD)

Verity Holmes (objector), Paul Hunt (agent), Councillors Colin Hoptroff and Marilyn Lawton (Orwell Parish Council) and Councillor Aidan Van de Weyer (local Member) addressed the meeting. Verity Holmes said the proposal was not viable and pointed out that the village had limited amenities. Other concerns related to car parking, lighting and Ecology. Paul Hunt outlined the scheme's benefits, including 40% Affordable Housing and £500,000 to upgrade to sewerage system. Councillors Hopstoff and Lawton highlighted their concerns relating to car dependency, traffic, car parking and foul water flooding. They

argued that funding for a new pumping station should be additional to the Section 106 Legal Agreement rather than part of it. Councillor Van de Weyer pointed out that Orwell was a Group Village, and expressed concern about landscape impact.

The Committee **refused** the application for the reasons set out in the report from the Planning and New Communities Director.

9. S/3181/15/FL - GREAT ABINGTON (LAND TO THE NORTH OF PAMPISFORD ROAD)

Members visited the site on 5 July 2016.

Paul Coburn (objector), Mitchell Tredgett (agent), Councillors Bernie Talbot and Pennie Zimmern (Great Abington Parish Council) and Councillor Tony Orgee (local Member) addressed the meeting. Paul Coburn voiced a number of concerns, including car parking, loss of a hedge, and density. Mitchell Tredgett said that this application had been locally-led and was policy compliant. He described it as an opening and welcoming development that would not impact on views. Councillors Talbot and Zimmern called for a development that would enhance an existing vibrant community and which bore the next generation in mind. Councillor Orgee noted that there were currently 22 people on the housing waiting list, and that the proposal offered a good housing mix that would meet local needs. He would support subject to a landscape condition.

Members discussed a number of details including, in particular, tenure of the dwellings. Councillor Pippa Corney proposed, seconded by Councillor Sebastian Kindersley, that further consideration be deferred in order to allow the application to be amended with regard to tenure. The Committee **deferred** the application until a future meeting, preferably on 3 August 2016.

10. S/2588/15/RM - WATERBEACH (BANNOLD DROVE)

Members visited the site on 5 July 2016.

Councillor Brian Williams (speaking both as an individual objector and on behalf of Waterbeach Parish Council) and Councillor Peter Johnson (a local Member) addressed the meeting. Councillor Williams described the application as unsustainable, partly by virtue of failing to deliver infrastructure enhancements. He also said the development, especially the roadway, should be built in the context of the adjacent estate so as to provide continuity. Further concerns related to flooding, and the under-provision of public open space. Councillor Johnson said the drainage infrastructure, including the ditch along the southern boundary, would require regular maintenance.

The Committee **approved** the application subject to the Conditions referred to in the report from the Planning and New Communities Director.

11. S/1275/15/FL - FULBOURN (LAND TO THE EAST OF COX'S DROVE)

Members visited the site on 5 July 2016.

Claire Frost (agent) and Councillor John Williams (a local Member) addressed the meeting. Claire Frost highlighted the provision of houses, including affordable homes. There had been no objections from statutory consultees. Councillor Williams, seeking refusal of the application, expressed concerns about the suitability of the access leading on to a private road.

The Committee **approved** the application subject to the Conditions set out in the report

from the Planning and New Communities Director and to the application being advertised as a departure from the Development Plan.

12. S/0119/16/FL - FULBOURN (9, CHURCH LANE)

Members visited the site on 5 July 2016.

David Cottee (Fulbourn Forum – objector), Mary Greer (applicant) accompanied by Matt Hare (agent), Jonathan Barker (supporter), and Councillors Graham Cone and John Williams (local Members) addressed the meeting. Mr. Cottee raised concerns about

- Harm to the Conservation Area
- The balance between availability and suitability
- Traffic congestion
- Road safety, given the presence of school children walking to and from school
- Insufficient car parking provision
- The lack of any community benefit

He also pointed out that Fulbourn was due to be redesignated as a Minor Rural Settlement in the emerging Local Plan. Mary Greer explained that the school had charitable status, and would offer bursaries to local pupils. The principal means of pupil transport to and from school would be mini-bus. Mr. Barker supported the application in the context of the projected need for over 40 new schools in Cambridgeshire during the next 15 years. After referring to support for the proposal from Fulbourn Parish Council, the local community and himself, Councillor Cone commended the proposal as a boost to employment. He said the building was ideal for use as a school and that the site was in such a prime location that it would be occupied sooner or later, even if the current proposal was rejected. Councillor Williams objected to the proposal on the grounds of policy, highway safety, change of use, and lack of space for mini-buses on site. He also pointed out that a new school for Cherry Hinton North was already being planned.

The Committee **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director.

13. RESOLUTION TO CONTINUE MEETING

The Chairman reminded Members that, under Article 9 of South Cambridgeshire District Council's Standing Orders, unless three-quarters of Members present vote for the meeting to continue, any meeting that has lasted for four hours, excluding adjournments, will adjourn immediately.

The Planning Committee meeting had lasted over four hours at this point (excluding refreshment breaks). Members voted unanimously to deal with the remainder of the agenda at this meeting.

14. S/2512/15/FL - LITTLE EVERS DEN (CHURCH LANE)

Councillor Clive Dalton (The Eversdens Parish Council) addressed the meeting. He referred in particular to the unacceptable layout of the proposed unit, and its proximity to numbers 10 and 12 Church Lane, but concluded that the amended application was the best that could be hoped for in the circumstances.

The Committee **approved** the application subject to the Conditions and Informative referred to in the report from the Planning and New Communities Director.

15. GREAT ABINGTON (45 NORTH ROAD) **WITHDRAWN FROM THE AGENDA**

The Committee noted that this item had been **withdrawn from the agenda**.

16. COTTENHAM (THE MALTINGS)

The Committee **received and noted** a report relating to the unauthorised retention of a commercial building for offices (Class B1(A)) and storage (Class B8) use and extension to an existing storage building.

The Committee received a verbal update indicating that the site owners had commenced demolition. In view of this, the Planning Committee decided not to authorise officers to proceed with Direct Action at this stage.

However, should the site owners fail to complete the demolition, Members requested that officers present a further report to a future Planning Committee meeting so that they could consider whether or not they should then authorise Direct Action, pursuant to Section 178 of the Town and Country Planning Act 1990.

17. ENFORCEMENT REPORT (UPDATES)

The Committee **received and noted** an Update on enforcement action.

18. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **received and noted** a report on Appeals against planning decisions and enforcement action.

The Meeting ended at 4.10 p.m.

Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 August 2016

AUTHOR/S: Head of Development Management

Application Number:	S/2456/15/OL
Parish(es):	Willingham
Proposal:	Outline planning permission for development of 64 dwellings, estate road, open space and associated works
Site address:	Land off Haden Way, Willingham
Applicant(s):	Manor Farm Developments & Mr R Munns
Recommendation:	Delegated approval (to complete section 106)
Key material considerations:	Five year supply of housing land Principle of development Sustainability of the location Density of development and affordable housing Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Provision of formal and informal open space Section 106 Contributions
Committee Site Visit:	02 August 2016
Departure Application:	Yes
Presenting Officer:	David Thompson, Principal Planning Officer
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Willingham Parish Council and would represent a departure from the Development Plan
Date by which decision due:	31 August 2016 (extension of time agreed)

Executive Summary

1. The application site is located outside of the Willingham village framework, the boundary of which skirts the northern boundary of the site. Residential development is located to the north and east of the site. The site is accessed via a field gate leading from Haden Way on the western boundary. The land to the south is open countryside. There is a relatively strong tree belt along the majority of the southern boundary of the site.

The application is outline only and the only matters to be decided at this stage are the means of access and the principle of the erection of 64 dwellings and the other facilities listed in the description of development on the site. It is considered that the revised illustrative masterplan submitted with the application demonstrates that a maximum of 64 units could be provided on the site, within adequately sized plots along with the required access routes, level of formal and informal open space and surface water attenuation measures. It is considered that the illustrative layout indicates that this could be achieved without having an adverse impact on the character of the village edge by including a significant landscape 'buffer' on the eastern edge of the development.

There are no objections to the proposals from the Highway Authority, the Flood Risk Authority or the Environment Agency and none of the Council's internal consultees have recommended refusal of the scheme following revisions to the illustrative masterplan. The indicative proposals are considered to demonstrate that the residential amenity of neighbouring properties would be preserved and the density of development would allow sufficient space to be retained between the buildings to preserve the residential amenity of the future occupants of the development.

Planning History

2. There is no relevant planning history on the application site.

National Guidance

3. National Planning Policy Framework 2012 (NPPF)
Planning Practice Guidance

Development Plan Policies

4. The extent to which any of the following policies are out of date and the weight to be attached to them is addressed later in the report.
5. **South Cambridgeshire LDF Core Strategy DPD, 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres
6. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/8 Groundwater
NE/9 Water and Drainage Infrastructure
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals

NE/15 Noise Pollution
NE/17 Protecting High Quality Agricultural Land
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
CH/2 Archaeological Sites
SC/9 Protection of existing Recreation Areas, Allotments and Community Orchards
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
TR/3 Mitigating Travel Impact

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

Open Space in New Developments SPD - Adopted January 2009
Affordable Housing SPD - Adopted March 2010
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010
Health Impact Assessment SPD– Adopted March 2011

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

S/1 Vision
S/2 Objectives of the Local Plan
S//3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031
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/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/14 Heritage Assets
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/6 Construction Methods
CC/9 Managing Flood Risk
SC/2 Heath Impact Assessment
SC/6 Indoor Community Facilities
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
SC/10 Lighting Proposals
SC/11 Noise Pollution
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultation

9. **Willingham Parish Council** – the Parish Council recommend refusal of the

application due to the scale of the development site, the location and impact (on) the village resources (drainage, school etc), in a village designated as a minor rural centre. The proposal would be filling the gap between Northstowe and Willingham which the council were told by SCDC would not happen. Drainage – the land is often waterlogged as the council has discovered for themselves in the past when carrying out their own tests. Flood risk would be high in the centre of the development and is of great concern and this is indeed recognised within the proposal.

10. **District Council Urban Design Officer** – does not object to the principle of development following amendments to the illustrative masterplan and acknowledges that improvements to the indicative layout have been made. Further issues raised can be addressed at the reserved matters stage when the layout and scale are to be determined.

11. **Natural England** - no comments to make on the application.

12. **District Council Landscape Design Officer** – No objection to the proposals. The site is a low lying grassland field with native hedging on the northern boundary, with mature trees and hedgerows to the south. The site is located in the Bedfordshire and Cambridgeshire Claylands National Character Area and Lowland Village Farmlands at a regional level. The retention of the existing hedgerows is an important and positive element of the scheme, ensuring that the visual impact of the development would be ‘negligible.’ Standard conditions are recommended relating to the provision and maintenance of a landscaping scheme, restrictions on the timing of the removal of vegetation, boundary treatments, details of driveway construction, details of bin storage and external lighting.

13. **Cambridgeshire County Council Transport Assessment Team** – The Highway Authority considers that there is no evidence to suggest that the proposed development would exacerbate the existing road safety risks in the locality. The scheme is considered to be sustainable from an access point of view as the site is considered to be within cycle and walking distance of the primary school, and the facilities and services in Willingham.

The Highway Authority has indicated that a 2 metre wide footpath link to Over Road will be required to link the development to Willingham. The existing bus stops on Haden Way and Over Road will need to be upgraded to encourage occupants of the development to utilise public transport and enhance the sustainability of the development. The applicant has agreed to the principle of these requirements, which can be secured through a legal agreement with the County Council as Highway Authority.

A detailed travel plan for the development will be required at the reserved matters stage.

14. **Cambridgeshire County Council Historic Environment Team (Archaeology)**– no objection and confirm that, following initial investigative work by the applicant, it is unlikely that further work would be of value. Therefore, no further survey work is considered necessary and no conditions are recommended in this regard.

15. **Cambridgeshire County Council Flood & Water Team** – no objection subject to the imposition of conditions requiring compliance with the amended Flood Risk Assessment (FRA) submitted with the planning application and details of a surface water drainage strategy (including details of Sustainable Urban Drainage Systems) being secured by condition.

16. **Environment Agency** - The site lies in Flood Zone 1. The Environment Agency has no objection to the scheme, highlighting the need for the LLFRA to be consulted on the contents of the drainage strategy submitted with the application.
17. **Anglian Water** - Anglian Water (AW) has commented that the existing sewerage system has available capacity to accommodate the additional demands of the development on foul water drainage infrastructure. No objections/comments with regard to surface water drainage.
18. **Contaminated Land Officer** - low risk in relation to land contamination and as such it is considered that a phase I contaminated land assessment can be required by condition at this outline stage, to ensure that the detailed layout does not result in any adverse impact in this regard, acknowledging the sensitive end use proposed for the site.
19. **Air Quality Officer** – No objection. To ensure that sensitive receptors in the vicinity of the development are not affected by the negative impact of construction work such as dust and noise, as well as ensuring that the applicant complies with the Council's low emission strategy for a development of this scale, conditions should be included that require the submission of a Construction Environmental Management Plan/Dust Management Plan, and an electronic vehicle charging infrastructure strategy.
20. **Affordable Housing Officer** - The proposed site is located outside the development framework and should therefore be considered on the basis of an exception site for the provision of 100% affordable housing only to meet the local housing need. This would be in accordance with Policy H/10 of the emerging Local Plan.

However, should this application not be determined as an exception site, then the council will seek to secure at least 40% affordable housing, which is in line with policy H/9 of the emerging Local Plan.

The developer is proposing 64 dwellings, which consists of 38 market dwellings and 26 affordable dwellings which meets the 40% requirement.

There are approximately 1,700 applicants on the housing register and our greatest demand is for 1 and 2 bedroom dwellings.

The district wide tenure split is 70% rented and 30% shared ownership. The mix across the 26 affordable units would be:

Rented:

9 x 2 bed
6 x 1 bed
3 x 3 bed

Shared Ownership:

4 x 2 bed
4 x 3 bed

We are happy with the mix proposed as it is reflective of the needs in the district, and the tenure split is in accordance with policy. Whilst these properties should be available to all applicants registered on homelink in South Cambridgeshire, we would

have no objection to 50% of the properties being available to applicants with a local connection to Willingham.

Properties should be built in accordance with the guidance from the DCLG on Technical Housing Standards.

A registered provider should be appointed to manage the affordable housing; we would like to be informed when an RP has been appointed so that we can discuss the delivery of the affordable housing with them.

The rented properties should be advertised through homelink and be open to all applicants registered in South Cambs. The shared ownership properties should be advertised through BPHA (Bedfordshire Pilgrims Housing Association) who are currently the governments appointed home buy agent in this region.

21. **Section 106 Officer** – details of the summary of section 106 requirements are appended to this report (**Appendix 1**) and discussed in detail in paragraphs 98-100. Specific policy compliant contributions in the region of £405,863 (final figure dependent on housing mix and size of the on site equipped open space area to be determined at the reserved matters stage under scale of development) are requested towards the extension and improvement of the pavilion at the recreation ground and the Ploughman Hall (indoor community facility).
22. **Cambridgeshire County Council Growth Team** – This scheme has been considered alongside 2 other live planning applications for residential development of 50 or more dwellings in Willingham in formulating the contribution levels required. The County Council indicate that there is capacity in the early years provision and that the 10 child spaces in that age bracket (the number calculated for s. 106 purposes) could be accommodated as there is sufficient capacity in the next 3 years to mitigate the impact of the development.

The proposed development would result in a projected increase of 12 primary school aged children. There is insufficient capacity at the primary school to accommodate this and a 123 square metre classroom with associated ancillary space will be required as an extension to the current provision to meet this capacity, when considered alongside the projected population increase taken cumulatively with the other two developments cited above. The total costs of a project to mitigate the impact would be £273,000. This calculation is arrived at via the cost of the overall extension, divided by the total number of pupils that could be accommodated by the extension, multiplied by the 15 places required specifically to mitigate the impact of the development in relation to primary school provision.

No contribution is sought in relation to secondary school provision as Cottenham Village College, the catchment area for which the site is within, has capacity to accommodate the additional 9 pupils within this age group projected to result from the proposed development.

A contribution of £9,603.20 is requested to improve the provision of library services. The County Council have calculated this figure based on 160 new residents resulting from the scheme multiplied by a sum of £60.02 as a per person contribution towards internal modification works to increase the operational space at Willingham library, shelving to accommodate new books and resources, additional books and furniture to accommodate additional capacity.

No pooled strategic waste contribution can be sought despite there being insufficient

capacity in the Cambridge and Northstowe Household Recycling Centre catchment area as five such contributions have already been agreed.

A monitoring fee would also be applied (£650).

23. **Historic England** – no objection to the proposal stating that the application should be determined in accordance with national and local policy guidance and on the basis of the advice of the District Council conservation officer
24. **District Council Conservation Officer** – no objections raised
25. **NHS England** - state that Willingham surgery does not currently have capacity to accommodate the projected additional demand. On the basis of their calculation, NHS England have requested a sum of £21,120 to provide an additional 10.56 square metres of floorspace to accommodate the additional approximately 154 anticipated population increase (nb. Different projection to the County Council figures above).
26. **District Council Ecology Officer** – no objection, subject to the attachment of conditions to the outline planning permission.

The application is supported by an ecological assessment and the site is generally considered to be of low biodiversity value whilst the site is grassland meadow. The Ecologist considers that it is not of high botanical value. No suitable habitat was recorded to support reptile species, no activity/evidence of badgers observed. The most significant potential impact is considered to be on nesting birds.

The hedgerows on the site boundaries are identified as providing habitat for nesting birds. The hedgerows bounding the site should be fully retained where possible. The standard condition should be used to control the removal of vegetation during the bird breeding season.

Conditions are recommended at the outline stage to secure the provision of a scheme of bird and bat box provision and details of external lighting to be installed to ensure that any such lighting installed does not illuminate parts of the site that support biodiversity.

The proposed balancing pond (water attenuation measure) provides opportunities for amphibians on the site which would enhance biodiversity. Ensuring that this opportunity is maximised will depend on the design and the effective implementation of a management scheme.

27. **District Council Tree Officer** – no objections to the principle of development. Additional details of landscaping proposals will be required at the reserved matters stage.
28. **District Council Environmental Health Officer** – The Public Health Specialist has commented that the revised Health Impact Assessment has been assessed as Grade B, which meets the required standard of the SPD Policy. The scheme is therefore acceptable in this regard.

Further assessment of the potential noise generated by traffic and vehicle movements on Haden Way and the surrounding highway network and the implications of this is required in terms of any sound insulation measures which may need to be incorporated into the buildings that would front onto the highway. This assessment

can be secured by condition at the outline stage. An assessment of the impact of artificial lighting resulting from the development can also be secured by condition in order to ensure that the strength of such light does not have any adverse impact on the amenity of neighbouring properties or the surrounding area.

Noise, vibration and dust minimisation plans will be required to ensure that the construction phase of the scheme would not have an adverse impact on the amenity of neighbouring residents. These details shall be secured by condition, along with a restriction on the hours during which power operated machinery should be used during the construction phase of the development and details of the phasing of the development.

The applicant will be required to complete a Waste Design Toolkit at the reserved matters stage in order to show how it is intended to address the waste management infrastructure, and technical requirements within the RECAP Waste Design Management Design Guide. In addition conditions should secure the submission of a Site Waste Management Plan. Provision of domestic waste receptacles by the developer will be secured via the Section 106 agreement.

29. **Cambridgeshire Fire and Rescue** – No objection to the proposals subject to adequate provision being made within the development for fire hydrants which could be secured by a condition or through a Section 106 agreement.
30. **Highways England** – no objection

Representations

31. 17 letters of objection (including representations made via the Council's website) have been received which raise the following concerns (summarised):
- Concerns regarding surface water drainage – there is evidence of water standing on the site during wet weather.
 - Concerns about where the water will drain from the proposed attenuation pond.
 - The existing drains do not have the capacity to serve the additional surface water generated by the proposed development.
 - Properties on Station Road (eastern end of Haden Way) are at the bottom of the slope in the land eastwards of the application site and there is evidence of standing water in the gardens of those properties.
 - There have been problems with the drainage of sewage in the system which serves Station Road as a result of pressure on the storm water drainage connection in the street which is poorly maintained.
 - Concerns about how the surface water attenuation measures to be incorporated into the development will be managed and maintained.
 - The Flood Risk Assessment submitted with the planning application considers the susceptibility of the site to ground water flooding as 'low/moderate' – the reality is that the risk is 'significant.' There are concerns about the accuracy of the calculation of the amount of surface water that will be generated by the development of the greenfield site.
 - Concern about the additional traffic movements associate with the development and the impact this will have on the safety of Haden Way.
 - The development would have an adverse impact on the residential amenity of the properties on Station Road. The common boundary between those properties is currently formed by hedging, a fence and a ditch. Concerns about whether these will be retained and how they will be maintained and also how the surface water attenuation system will be maintained given its proximity to the boundary of the

- site and neighbouring land.
- Details of the maintenance of the ditch adjacent to Station Road are required to ensure that surface water is channelled to the mains sewer without increasing the risk to adjacent properties.
- There are a number of badger sets in the area and these must not be adversely affected by the development.
- Native hedgerow should be planted along the northern boundary of the site to preserve the residential amenity of neighbouring properties and enhance the biodiversity of the site.
- The proposals show the re-alignment of a track called 'Over Haven' – this is a private road owned in part by Willingham and Over Parish Councils respectively and is used as a right of access by the owners of areas of land adjacent to the application site.
- Haden Way is not wide enough road to accommodate heavy vehicles and the junction with Over Road is not safe. The re-construction of a round-about would be required at that junction to ensure that the road network has the capacity to deal with the additional volumes of traffic generated by the development.
- The village primary school currently does not have capacity, nor does the doctors surgery. This situation would be made worse by the approval of this scheme and the cumulative impact of this development and the additional housing on Rockmill End needs to be considered.
- Siting of a new cemetery in Willingham needs to be considered alongside the location of the sites being approved for housing development.
- The proposal would result in residential development outside of the Willingham village framework, on a greenfield site. This would be contrary to the provisions of the Local Plan which aims to preserve the character of the countryside by limiting the expansion of settlements such as Willingham. Large scale new developments should be focussed in the new settlements such as Northstowe and should not involve the significant extension of Minor Rural Centres such as Willingham.
- The land is situated at the end of an ancient local green drove which acts as a corridor linking Willingham with Longstanton as well as providing access to surrounding fields for landowners. The proposed access road and development of the site would harm the value of this area as a recreation space and an area rich in biodiversity. The development would thereby have an adverse impact on the distinctive 'Fen edge' character of the site at the edge of the built environment in Willingham.
- The proposal would result in the doubling of the population on Haden Way, which will have an adverse impact in terms of traffic congestion on the road.
- The B1050 is already congested and the proposed development would make this situation worse. Speed reduction measures would need to be put in place to ensure safe access to Over Road.
- Haden Way is a narrow congested road which cannot be widened to accommodate the additional traffic.
- Management of the public open space will be required to ensure that this does not become a 'waste land.'
- The proposal would result in noise and air pollution levels that would have an adverse impact on the residential amenity of the existing properties on Haden Way

Site and Surroundings

32. The application site is located on the south western edge of Willingham. The site lies outside of the existing development framework which runs along the northern boundary of the land. The site is currently agricultural land accessed via a gateway on the western boundary, connecting the site to Haden Way. The majority of the site

boundaries are demarcated by established hedgerows and trees. A number of the properties along Haden Way have common boundaries with the northern boundary of the site. The rear gardens of the properties on Station Road abut the eastern boundary of the site. Land levels slope gradually downwards in an easterly direction. Open fields lie adjacent to the south and south west of the application site.

Proposal

33. The applicant seeks outline planning permission with full details of access only (matters of landscaping, scale, appearance and layout are reserved) for the erection of 64 dwellings, an estate road, open space and associated works.

Planning Assessment

34. 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 and whether Willingham generally and this site specifically allow the proposal to meet the definition of sustainable development. 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.

Principle of Development

Five year housing land supply:

35. 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.
36. 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.
37. 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). The Inspector did not have to consider policies ST/6 and ST/7 but as a logical consequence of the decision these should also be policies "for the supply of housing".
38. 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 as not to be restricted to '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 be attached to such relevant policies.

39. Of particular significance to this case are policies ST/5 (which defines Willingham as a Minor Rural Centre with an indicative cap on residential development of 30 units when located inside the village framework) and NE/4 (landscape character areas).
40. These policies are both considered to have significant weight in the determination of this planning application as the NPPF contains specific advice that development should conserve and enhance the natural environment, including valued landscapes and requires development to be socially, environmentally and economically sustainable. The latter test is fundamentally linked to the size and capacity of services and facilities available in existing villages. As a result, despite being out of date, they are still considered to have a relevant purpose in restricting unsustainable development and therefore conform to the overarching principles of the NPPF.
41. 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.
42. 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. Sustainable development is defined in paragraph 7 of the NPPF as having environmental, economic and social strands. When assessed against 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).
43. 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 as to whether the policy continues to perform a material planning objective and whether it is consistent with the policies of the NPPF. Willingham is identified as a Minor Rural Centre village under policy ST/5 of the LDF and would retain that status under policy S/9 of the Draft Local Plan. Minor Rural Centres are classified as second in the hierarchy of settlements in terms of sustainable locations for development.
44. Development in Minor Rural Centres (the current and emerging status of Willingham) is normally limited to schemes of up to 30 dwellings. This planning objective remains important and is consistent with the NPPF presumption in favour of sustainable development, by limiting the scale of development in less sustainable rural settlements with a more limited range of services to meet the needs of new residents

in a sustainable manner than in Rural Centres. Such villages are, however, amongst the larger settlements within the District. Within the context of the lack of a five year housing land supply, Officers are of the view that sites on the edges of these locations generally and Willingham specifically, can accommodate more than the indicative maximum of 30 units and still achieve the definition of sustainable development due to the level of services and facilities provided in these villages.

45. 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.
46. The proposals are assessed below against the social and economic criteria of the definition of sustainable development.
47. The environmental issues are assessed in the following sections of the report but specifically in relation to the loss of higher grade agricultural land, policy NE/17 states that the District Council will not grant planning permission for development which would lead to the irreversible loss of grade 2 (in this case) agricultural land unless :
 - a. Land is allocated for development in the Local Development Framework
 - b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.
48. Whilst the substantive issues are discussed in detail in the remainder of this report, it is considered that, given the sustainable location of the site for residential development and the fact that the Council cannot demonstrate a five year supply of housing land, it could be argued that the need for housing overrides the need to retain the agricultural land when conducting the planning balance.
49. Social sustainability:
50. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas advising '*housing should be located where it will enhance or maintain the vitality of rural communities*', and recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.
51. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to an additional 64 residential dwellings. 40% of these units will be affordable (26 units). The affordable housing can be secured through a Section 106 Agreement.
52. Policy HG/2 of the current LDF requires the mix of market dwellings within developments to be split 40% 1 or 2 bed and approximately 25% 3 bed and the same for 4 or more bed properties. Policy H/8 of the emerging Local Plan is being given significant weight in the determination of planning applications however, due to the limited nature of the unresolved objections to the policy, in accordance with the guidance contained within paragraph 216 of the NPPF. This policy requires a minimum of 30% of each of the three size thresholds to be provided, with the remaining 10% allocated flexibly across developments.
53. This proposal would allocate the following mix to the market housing within the scheme: 40% 2 bedrooms (26), 45% 3 bedrooms (29) and 14% 4 bedrooms (9). Clearly this equates to any under provision of larger properties when assessed

against either the existing or the emerging policy on housing mix. However, the applicant has provided a supporting statement which demonstrates that Willingham has a significantly lower proportion of semi-detached properties than the South Cambridgeshire District average (38% compared to 51%) and that the proportion of detached houses is significantly higher in Willingham than the District average (56% to 42%). This data was taken from the 2011 census.

54. Whilst this data is not broken down to property sizes, this evidence appears to corroborate the supporting text of emerging policy H/8 which states that 'housing stock (in the District) has traditionally been dominated by larger detached and semi-detached houses. Whilst recent developments have helped to increase the stock of smaller properties available, the overall imbalance of larger properties remains. The 2011 census for example identifies that 75% of the housing stock are detached or semi-detached houses and bungalows, with 18% terraced homes and 6% flats or maisonettes.'
55. The number of 4 bedroom properties in this scheme does not meet the minimum requirement as set out in local policy. However, within the context of sustainable development, it is considered that there is clear evidence of an oversupply of larger properties in Willingham, the settlement upon which this development will most greatly impact and be connected to. Paragraph 50 of the NPPF also requires planning authorities to 'plan for a mix of housing based on current and future demographic trends, market trends and the needs for different groups in the community' and to 'identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.'
56. Whilst there is a partial conflict with the emerging Local Plan policy therefore, the evidence provided by the applicant and the guidance contained within the NPPF are considered to ensure that the proposal would still achieve the social element of sustainable development by responding to the size of properties required in the locality.
57. Officers are of the view the provision of 64 additional houses, including the affordable dwellings, is a benefit and significant weight should be attributed this in the decision making process, particularly in light of the Housing Officer's confirmation that there is a significant need for affordable housing in Willingham.
58. The adopted Open Space SPD requires the provision of just over 1200 metres squared of open space for a development on the scale proposed. The scheme meets this amount through the inclusion of an equipped play area with land surrounding it (centrally positioned within the development) and through the provision of an area to the south of and surrounding the attenuation pond indicated at the eastern end of the site. Given that Willingham has an identified short fall in play space and informal open space, the fact that this amount of space can be provided at the density of development indicated is considered to be a significant social benefit of the proposals.
59. Whilst the layout is only indicative at this stage, the plans are sufficient to demonstrate that alongside the required amount of public open space the development would allow for plots that meet the minimum standards for garden sizes in this location, which the design guide suggest should be a minimum of 50 square metres for 2 bed properties and 80 square metres for larger dwellings (the 'rural' size guidance has been applied in this instance given the edge of village location of the site.)
60. Paragraph 7 of the NPPF states that the social dimension of sustainable development includes the creation of a high quality built environment with accessible local services.

The indicative layout plan demonstrates that the site can be developed for the number of dwellings proposed, although there are aspects which require further consideration at the reserved matters stage.

61. Willingham is currently classified as Minor Rural Centre in the LDF and would retain this status in the emerging Local Plan. Emerging policy S/9 states that residential development of up to a maximum indicative size of 30 dwellings will be permitted, subject to the satisfaction of all material planning consideration. The proposal would significantly exceed this number and would not be within the existing framework boundary. This scale of development must be considered in light of the facilities in Willingham and the impact of the scheme on the capacity of public services.
62. Paragraph 204 of the NPPF relates to the tests that local planning authorities should apply to assess whether planning obligations should be sought to mitigate the impacts of development. In the line with the CIL regulations 2010, the contributions must:
 - necessary to make the scheme acceptable in planning terms
 - directly related to the development
 - fairly and reasonably related in scale and kind to the development proposed.
63. There are bus stops to the north of the site on Over Road, with other stops within a 15 minute walk. These bus stops are accessible from the site via public footpaths. There are 2 morning buses and 1 evening service to Cambridge at commuting times on weekdays with 4 buses throughout the day on those days, with return services available on a similar frequency. A similar level of service operates on a Saturday, no services are available on Sundays. Given the extremely close proximity of the site to the bus service and the frequency of the service at commuting times as well as during the day, it is considered that the site is well served by public transport, which enhances the environmental sustainability of the scheme by reducing reliance on car travel.
64. The County Council as the relevant Authority for providing education services have indicated that there is capacity in the early years provision. The 12 pupils estimated to be generated by the development of primary school age would take the primary school beyond current capacity but this could be addressed through an extension to which the applicant would provide a contribution of £273,000. The development would be within the catchment area of Cottenham Village College and the County Council consider that this school has capacity to accommodate the additional pupils projected to be generated by the development.
65. The fact that the developer has agreed to the principle of paying the contribution to fund the additional infrastructure required to offset the impact of the development in this regard ensures that the impact of the scheme on the capacity of these facilities could be adequately mitigated, weighing in favour of the social sustainability of the scheme.
66. A contribution of £9,603.20 is requested to improve the provision of library services. The County Council have calculated this figure based on 160 new residents resulting from the scheme multiplied by a sum of £60.02 as a per person contribution towards internal modification works to increase the operational space at Willingham library, shelving to accommodate new books and resources, additional books and furniture to accommodate additional capacity. Given that the impact on the capacity of the library can be mitigated through this relatively small scheme in relation to the overall anticipated population increase, it is considered that securing this sum via a section 106 agreement would offset any negative impacts on social sustainability in this

regard.

67. In terms of health impact, the applicant has submitted an Impact Assessment in this regard. This Assessment acknowledges that there may need to be an upgrade in public service facilities to accommodate the needs of the occupants of the development to ensure that the high standards of public health in locality are maintained.
68. NHS England has commented on the application and has stated that their assessment of capacity is based on the amount of floorspace required to run a practice as opposed to the number of GP's. On the basis of their calculation, NHS England have requested a sum of £21,120 to provide an additional 10.56 square metres of floorspace to accommodate the additional 154 anticipated population increase (nb. Different projection to the County Council figures above). The NHS response indicates that this figure does not include an assessment of any additional car parking capacity and have indicated that they do not have the evidence base to make a request for extension/reconfiguration of the site in this regard.
69. NHS England have indicated in their response that they consider the requested sum to meet the tests for seeking contributions as set out in the NPPF, quoted above. This sum is considered necessary to mitigate the deficit in the capacity of Willingham surgery that would result from the projected population increase from the development and subject to this being secured through the section 106 agreement, the development would not be socially unsustainable in this regard.
70. Willingham has a library, a post office, a supermarket and a good range of shops selling day to day goods including food items and a pharmacy. There is a day nursery, a hardware store and a good range of retail and professional services. There is a garage, restaurant and 3 public houses. Cumulatively, it is considered that Willingham offers a range of services beyond meeting day to day needs and this is reflected in the status of the village as a Minor Rural Centre i.e. second in the list of sustainable groups of villages in the district.
71. The village also has 3 community halls: the Ploughman Hall (171 square metres main hall with additional space and facilities), the Salvation Army Hall and the Willingham Public Hall (811 square metres main hall with additional space and facilities). The village also has a recreation ground which includes multiple sports pitches (football, hockey and cricket), bowls club, cricket nets and a basketball net.
72. Given the above assessment and the supporting evidence submitted with the planning application, it is considered that the adverse impacts of the development in terms of social sustainability could be mitigated through the contributions towards expanded library and NHS provision, to be secured via a Section 106 agreement.

Economic sustainability:

73. The provision of 64 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.
74. Overall, it is considered that the proposed development would achieve the social and economic elements of the definition of sustainable development, subject to the mitigation measures quoted above, which the applicant has agreed to in principle and can be secured via a Section 106 agreement.

Density of development

75. The proposed density of the development would be 31 dwellings per hectare. Policies HG/1 of the current LDF and H/7 of the emerging Local Plan require new residential development to achieve a minimum of 30 dwellings per hectare within Minor Rural Centres and other villages within the settlement hierarchy. Policy HG/1 states that higher densities should be achieved in more sustainable locations. In this case, the density of the proposal is considered relatively high given its location on the edge of the settlement and the need to provide a sympathetic transition to the open countryside beyond. However, given the amount of open space to be provided and the position of the plots within the indicative layout, it is considered that the scheme would achieve an efficient use of land without having an adverse impact on the character of the surrounding landscape. This issue is discussed in more detail later on this report.

Character of the village edge and surrounding landscape

Landscape Impact

76. The applicant has submitted a Landscape Visual Impact Assessment in support of the planning application. The assessment acknowledges the characteristics of the Fen Edge Landscape Character Area and considers that the site is typical of this character area in terms of having flat topography with long distance views available from the site and an orchard character within surrounding agricultural land. The assessment considers the impact of the proposed development on these characteristics and also on the outlook from the neighbouring properties. The majority of impacts are considered to be minor/negligible, with the main impact considered to be on the views from adjacent properties in Haden Way. However, this impact is considered not to be severe due to the separation distances to be retained, is assessed later in this report.
77. The retention of the established hedgerows on the boundaries of the site is considered in the assessment to help mitigate the impact of the development by providing a sense of containment and also retaining reference to the field boundaries typical of the Fen Edge character area. The District Council Landscape Design Officer (LDO) agrees with this assessment and comments that the overall impact of the scheme is negligible, with the existing positive landscape features being retained.
78. The positioning of plots adjacent to the boundaries (in particular the western boundary at the front of the site) needs to be considered at the reserved matters stage to ensure that the mature hedgerows are fully maintained and their condition is not hindered by the development. The LDO considers that this would not affect the quantum of the development and this is therefore a matter of detail to be dealt with at the reserved matters stage. Standard conditions could be imposed at the outline stage to ensure that details of new planting and the protection of the existing landscaping on the site is satisfactory from a landscape amenity point of view.

Design:

79. The Urban Design Officer initially objected to the scheme due to concerns about the extent of hardstanding resulting from the proposed shared surface and plot access arrangements in the original indicative layout, particularly in the south western corner of the development. The amended scheme has revised the location of the spine road through the development which has allowed the majority of the housing in that part of the site to front the access road, with longer rear gardens providing a consistent edge to the southern boundary of the scheme.

80. The indicative layout demonstrates that an active frontage can be achieved to Haden way on the western boundary and sufficient separation distances achieved to the properties fronting the spine road in the central part of the site. This is considered to be a positive element of the scheme which would present a continuation of the building line of the properties on Haden Way to the north west of the site. Properties would be positioned around the central area of open space ensuring that it could be fully surveyed. An amendment to the indicative layout has demonstrated that there is space to ensure that the highway would run adjacent to only two sides of this area, further enhancing its security and therefore usability.
81. The location of the open space at the eastern edge of the site provides a significant landscape 'buffer' between the edge of the built development and the boundary of the site with the adjacent open fields. This feature of the indicative scheme, the retention of a large open area where the rear gardens of plots 31 to 46 are located and the long gardens to be retained to the rear of the plots on the southern edge of the development are all factors which are considered to ensure that the density of the proposal is of a level that would allow a 'soft' edge to the development. This ensures that a suitable transition from the built environment at the extended edge to the village and the open fields beyond could be achieved, thus respecting the Fen Edge character of the locality.

Trees

82. The applicant has provided a topographical survey which demonstrated that the main features of arboricultural significance of the site are the trees and hedges which demarcate the site boundaries. A section of the hedgerow on the western boundary of the site would need to be removed to allow for an access of sufficient width to achieve adequate access to the development and visibility splays to maintain highway safety. The proposal would still allow for the retention of the majority of that hedgerow however. The indicative layout plan demonstrates that there is sufficient space to allow access to the frontage properties from the rear of those plots at the density of development proposed. The location of the SUDs attenuation pond and open space at the eastern end of the site and the northern and southern boundaries forming the rear gardens of plots ensures that the retention of the existing planting on the northern, eastern and western boundaries could be achieved.
83. The location and extent of the areas of public open space within the proposed development and the low density of development along sections of the central spine road ensures that opportunities for extensive new planting exist within the site at the number of units proposed. This would represent a biodiversity enhancement on the existing situation by including more planting within the main part of the site. Conditions requiring specific details of the location and species type of new planting can be added at the outline stage to ensure that these details are provided with the reserved matters application at the point when the proposed layout would be fixed.
84. It is considered that a condition can be added to the outline permission requiring tree protection measures to be agreed. All other matters, including the number and location of the trees to be retained and removed will be decided at the reserved matters stage as these issues are dependent on the layout of the site being fixed.

Ecology

85. The application is supported by an ecological assessment and the site is generally considered to be of low biodiversity value. No suitable habitat was recorded to support

reptile species and no activity/evidence of badgers was observed. None of the trees present on site were considered as potential roosts but bats would be likely to use hedgerows for feeding.

86. The hedgerows on the boundaries of the site were identified as providing habitat for nesting birds. The hedgerows bounding the site should be fully retained to ensure that the biodiversity value of the site is not reduced. The indicative layout demonstrates that the majority of the existing plating could be retained at the density of development proposed. A standard condition can be attached to the permission to control the removal of vegetation during the bird breeding season.
87. The proposed balancing pond to deal with surface water drainage would provide a biodiversity enhancement opportunity, which is considered to be a positive element of the scheme, according with paragraph 118 of the NPPF. Details of the management of this area can be included in the section 106 agreement at this outline stage, with the exact size and location of the attenuation pond to be fixed at the reserved matter stage. In addition to this, a condition is recommended at the outline stage to secure the provision of a scheme of bird and bat box provision.

Highway safety and parking

88. The County Council Transportation Team, having requested additional information from the applicant, has confirmed that it has no objection to the proposed scheme in terms of impact on existing highway conditions, trip generation and distribution, and transport impact. The Highway Authority considers that there is no evidence to suggest that the proposed development would exacerbate the existing road safety risks in the locality. The scheme is considered to be sustainable in terms of walking distance to the services and facilities available within Willingham.
89. The Highway Authority has indicated that a 2 metre wide footpath link to Over Road will be required to link the development to Willingham. The existing bus stops on Haden Way and Over Road will need to be upgraded to ensure that occupants of the development utilise public transport and enhance the sustainability of the development. The applicant has agreed to the principle of this requirement, which can be secured through a legal agreement with the County Council as Highway Authority.
90. A planning condition requiring this obligation to be secured can be added at the outline stage. Likewise, details of a scheme for the upgrading of the bus stop facilities adjacent to the site on Over Road can also be secured by condition. A detailed travel plan for the development will be required at the reserved matters stage. No objection has been raised to the principle of the access point proposed, following the provision of visibility spays and radii data for the proposed vehicular entrance to the site.

Residential amenity

91. The application is in outline only and therefore the layout plan submitted is for illustrative purposes only. However, officers need to be satisfied at this stage that the site is capable of accommodating the amount of development proposed, without having a detrimental impact on the residential amenity of occupiers of adjacent properties. The revised indicative layout plan is considered to indicate that the separation distances as prescribed in the adopted design guide (25 metres between elevations with habitable windows, 12 metres from elevations with windows facing blank elevations) can be achieved to ensure no unreasonable loss of light, overbearing and overlooking of neighbouring properties.

92. This would require some revisions to the indicative layout, as the rear elevations of plots 34-37 and 43-46 are 23 metres apart in the proposal. It is considered that the additional 2 metres required could be easily achieved through modification of the design of the plots at the eastern end of the development which would create more space in the central part of the scheme.
93. It is considered a development on the density proposed could be achieved without having an adverse impact on the residential amenity of the properties to the north of the site given the height and extent of the mature hedgerow on the common boundary, which can be retained by condition and is proposed to be retained by the indicative layout.
94. Standard conditions relating to the construction phase of the development have been recommended by the EHO and these can be attached to the decision notice. It is considered that the proposed number of units can be accommodated on the site without having any adverse impact on the residential amenity of neighbouring properties or the occupants of the proposed development.

Surface water and foul water drainage

Surface water drainage

95. The site lies in Flood Zone 1. The Lead Local Flood Authority has not raised an objection following the submission of revised information and is of the view that surface water drainage would achieve the requirement of not exceeding the existing run off rate on the site, subject to suitable conditions being included in any consent. The Environment Agency has not objected to the proposals and has not recommended any specific conditions.

Foul water drainage

96. Anglian Water has commented that the existing Over Water Recycling Centre, which would treat wastewater from the proposed scheme has the capacity to be able to accommodate the additional flows that would be generated by the development.
97. In terms of foul water drainage, Anglian Water has confirmed that there is capacity within the sewage network to cope with the additional demands placed on the existing infrastructure.

Section 106 contributions

98. In addition to the requirements of the County Council as Education Authority and the NHS already identified in this report, the Section 106 Officer has confirmed that the 400 square metres equipped area of open space is short of the Open Space SPD requirement of 500 square metres for developments of this size. At this outline stage, it is considered that there is sufficient space on the site to accommodate further equipped space, for example at the eastern end of the development. If at the reserved matters stage it becomes apparent that a contribution for offsite provision would be a better way of securing the larger area of equipped space, this could be achieved through a variation of the Section 106 Agreement. A contribution of approximately £64,000 (made up of a tariff based contribution based on housing mix) is considered necessary to provide a contribution to the upgrading and extending of the sports pavilion at the recreation ground. As there has been only one pooled contribution made towards this infrastructure previously, this contribution is considered to be compliant with the CIL regulations. The on site informal public open space provision is

considered to be sufficient to ensure that no offsite requirement should be sought.

99. It is considered that a contribution of £32,000 towards the extension of the Ploughman Hall would allow the scheme to comply with current and emerging local policies which require the impact of development on the capacity of community indoor facilities to be mitigated. This extension would facilitate the creation of an additional meeting room for community use. As there has been only one pooled contribution made towards this infrastructure previously, this contribution is considered to be compliant with the CIL regulations.
100. Household Waste Receptacles charged at £72.50 per dwelling and a monitoring fee of £1,500 (flat fee), along with all of the other requirements to be secured through the Section 106 detailed in this section and previously in the report, lead to a total of approximately £405,863, although the final figure is dependent upon housing mix and the size of the equipped play area which is to be finalised at the reserved matters stage. This excludes the County Council's requirements as Highway Authority which will be secured through the recommended planning conditions.

Other matters

Archaeology and Heritage

101. The site has been the subject of a detailed evaluation which has highlighted the archaeological significance of the site as it is in close proximity to sites on Over Road where evidence of Saxon, medieval and post medieval human activity has been recorded. The site is also in close proximity to the 13th century St. Mary's church and All Saint's church. Additional work has been undertaken by the applicant and the County Council Archaeologist is satisfied that no further investigation works are necessary and no conditions are required should planning permission be granted.
102. Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." It is considered that the amended indicative layout would not have any adverse affect on the setting of the conservation area, which is located in excess of 700 square metres from the site. There are no listed buildings within close proximity of the site and therefore the development of the site would not have an adverse affect on the setting of any heritage assets in this regard.
103. Neither Historic England nor the District Council Conservation Officer have raised any objections to the outline proposals.

Environmental Health

104. The Public Health Specialist has commented that the Health Impact Assessment has been assessed as Grade B, which meets the required standard of the SPD Policy. The scheme is therefore acceptable in this regard.
105. There is no objection to the proposal in respect of air quality. However, to ensure that sensitive receptors in the vicinity of the development are not affected by the negative impact of construction work such as dust and noise, as well as ensuring that the applicant complies with the Council's low emission strategy for a development of this scale, conditions should be included that require the submission of a Construction Environmental Management Plan/Dust Management Plan, and an electronic vehicle charging infrastructure strategy.

106. It is considered that further assessment of the potential noise generated by traffic and vehicle movements on the B1050 and adjacent primary routes is required and the implications of this in terms of sound insulation measures which may need to be incorporated into the buildings that would front onto the highway. This assessment can be secured by condition at the outline stage. An assessment of the impact of artificial lighting resulting from the development can also be secured by condition in order to ensure that the strength of such light does not have any adverse impact on the amenity of neighbouring properties or the surrounding area.
107. The site is considered to be a low risk in relation to land contamination and as such it is considered that a scheme of investigation into any potential harm and suitable remediation can be secured by condition at this outline stage, to ensure that the detailed layout does not result in any adverse impact in this regard, acknowledging the sensitive end use proposed for the site.
108. Noise, vibration and dust minimisation plans will be required to ensure that the construction phase of the scheme would not have an adverse impact on the amenity of neighbouring residents. These details shall be secured by condition, along with a restriction on the hours during which power operated machinery should be used during the construction phase of the development and details of the phasing of the development.
109. The applicant will be required to complete a Waste Water Design Toolkit at the reserved matters stage in order to show how it is intended to address the waste management infrastructure, and technical requirements within the RECAP Waste Design Management Design Guide. In addition conditions should secure the submission of a Site Waste Management Plan. Provision of domestic waste receptacles by the developer will be secured via the Section 106 agreement. The developer should ensure that the highway design allows for the use of waste collection vehicles and this is a detailed matter relating to the layout of the scheme at the reserved matters stage.
110. The applicant has indicated that a minimum of 10% of the energy needs generated by the development can be secured through on site renewable sources. A condition will be required to ensure that the noise impact of any plant or equipment for any renewable energy provision such as air source heat pumps is fully assessed and any impact mitigated.

Prematurity

111. As outlined above in light of the appeal decisions at Waterbeach regarding the 5 year land supply this application needs to be considered against policies in the NPPF. However Members also need to address the issue of whether the approval of development on this site would be premature in respect of the consideration of the Submission Local Plan.
112. The Planning Practice Guidance states that the NPPF explains how weight may be given to policies in emerging plans. It states that in the context of the NPPF and the presumption in favour of sustainable development, arguments that an application is premature are unlikely to justify refusal of planning permission, other than where it is clear that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, taking the NPPF policies and any other material considerations into account.

113. The PPG indicates that such circumstances are likely to be limited to situations where both the development proposed is so substantial, or its cumulative effect would be so significant, that to grant planning permission would undermine the plan-making process by predetermining decisions about the scale, location of phasing of new development that are central to an emerging local plan; and the emerging plan is at an advance stage but is not yet formally part of the development plan for the area.
114. Where permission is refused on grounds of prematurity, the PPG states that a Local Planning Authority will need to clearly indicate how the grant of permission would prejudice the outcome of the plan-making process.
115. Following the assessment in throughout this report, it is considered that the harm arising from the proposal would be less than substantial when conducting the balancing act of weighing the benefits against the harm caused by the scheme.

Cumulative Impact

116. Officers are aware that there are two other large scale applications for residential development in Willingham where the principle of development relies on the District Council's deficit in five year housing land supply. These are: residential development on land to the rear of 1b Over Road (26 units including 10 affordable) and land off Rockmill End (72 units with 40% affordable which Members resolved to grant at the May 2016 meeting of the Planning Committee). These developments alongside the proposal being considered in this application would have a cumulative impact on the level and capacity of services and facilities in Willingham.
117. In relation to this application, it is considered to be clear what the mitigation measures are, along with the associated costs of offsetting the impacts of this development on the capacity of the services and facilities in Willingham. This has included an assessment by the County Council of the cumulative impact of this development alongside the other two schemes on the capacity of the education services that would serve the occupants of the development. As such, officers are content that the sustainability credentials of this proposal have been demonstrated satisfactorily and that approval of this application would not prejudice, or be dependent upon, the outcome of the other two applications.

Conclusion

118. 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 Minor Rural Centres as secondary to Rural Centres in the hierarchy of settlements. This remains a valid purpose in assessing the overall impact of the proposal. 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.
119. Willingham is classified as a Minor Rural Centre and is considered to have a good range of services and facilities as outlined in the main body of this report. The site is located close to existing bus services and the developer has agreed to a package of enhancements including the upgrading of nearby bus shelters and the footpath connecting the site to local facilities. It is considered that the deficit in capacity at the

primary school and the doctor's surgery can be adequately addressed through extensions to these facilities which can be secured via the section 106 Agreement. The fact that bus services exist close to the site which would allow commuting to and from Cambridge is both a social and an environmental benefit of the scheme.

120. In addition to the ability to mitigate the harm in relation to the capacity of services and facilities, it is considered that the scheme includes positive elements which enhance social sustainability. These include the provision of 40% affordable housing within the development and public open space, including equipped areas of play. The package of contributions to be secured through the Section 106 towards the enhancement of offsite community facilities would be a wider benefit of the proposals, further enhancing the social sustainability of the scheme.
121. It is considered that the illustrative masterplan sufficiently demonstrates that 64 units could be located on the site in a manner that would allow a significant landscape buffer on the eastern boundary of the site and adequate distance to the northern and southern boundaries. The illustrative layout is therefore considered to demonstrate that the density of development proposed would preserve the character of the landscape and the residential amenity of neighbouring properties. The layout at this stage is indicative only and it is considered that the detailed landscape and design comments can be addressed at the reserved matter stage as the principle of development at the quantum proposed is accepted.
122. It is considered that the issues raised in relation to environmental health, trees and ecology can be dealt with by condition.
123. 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 the potential landscape and environmental 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.
124. The issue of the rights of way across the site has been raised in neighbour representations. There are no designated Public Rights of Way through the site and so public access would not be affected by development of the site. Private rights of access are not a material planning consideration as they are enforced through separate legislation.

Recommendation

125. Officers recommend that the Committee grants planning permission, subject to conditions based on the following and grant delegated powers to officers to complete the section 106 agreement (covering issues outlined in this report).
126. **Draft conditions**
 - (a) Outline planning permission
 - (b) Time limit for submission of reserved matters
 - (c) Time limit for implementation – within 5 years
 - (d) Approved plans
 - (e) Landscaping details
 - (f) Contaminated land assessment
 - (g) Dust, noise, vibration mitigation strategy
 - (h) Noise assessment relating to impact of road traffic on adjacent roads –

- including necessary mitigation measures
- (i) Details of renewable energy generation within the development and associated noise assessment and mitigation measures – 10% renewables and compliance.
 - (j) Scheme to detail upgrading of highway facilities including public footpath and bus shelters
 - (k) Foul water drainage scheme
 - (l) Surface water drainage scheme
 - (m) Sustainable drainage strategy
 - (n) Tree Protection measures
 - (o) Compliance with flood risk assessment
 - (p) Traffic Management Plan
 - (q) Time restriction on the removal of trees
 - (r) Detailed plans of the construction of the access
 - (s) Pedestrian visibility splays
 - (t) Ecological enhancements including bird and bat boxes
 - (u) Site waste management plan
 - (v) Restriction on the hours of power operated machinery during construction
 - (w) Phasing of construction
 - (x) Approved ecological surveys
 - (y) Compliance with ecological survey submitted
 - (z) External lighting to be agreed
 - (aa) Cycle storage
 - (bb) Housing mix within market element to be policy compliant
 - (cc) Screened storage
 - (dd) Boundary treatments
 - (ee) Waste water management plan
 - (ff) Construction environment management plan
 - (gg) Details of piled foundations
 - (hh) Fire hydrant locations
 - (ii) Cycle storage

Informatives

- (a) Environmental health informatives
- (b) Exclusion of indicative plans from approval

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 Reference: S/2456/15/OL

Report Author:

David Thompson
Telephone Number:

Principal Planning Officer
01954 713250

Willingham – Haden Way (S/2456/15/OL)									
South Cambridgeshire District Council (Affordable Housing)									
Affordable housing percentage					40%				
Affordable housing tenure					70% affordable rent and 30% Intermediate				
Local connection criteria					None proposed by Housing Officer				
Ref	Type	Policy	Required	Detail	Quantum	Fixed contribution / Tariff	Officer agreed	Applicant agreed	Number Pooled obligations
Cambridgeshire County Council									
CCC1	Early years	DP/4	NO	<p>According to County Council guidance the development is expected to generate a net increase of 8 early years aged children, of which S106 contributions would be sought for 4 children.</p> <p>In terms of early year's capacity, County education officers have confirmed that there is sufficient capacity in the area in the next 3 years to accommodate the places being generated by this development.</p>					
CCC2	Primary School	DP/4	YES	<p>According to County Council guidance the development is expected to generate a net increase of 10 primary education aged children. This development lies within the catchment area of Willingham Primary School.</p> <p>To mitigate the impact of the 3 major planning applications in Willingham (being Rockmill End, Haden Way and Over Road) a primary school extension is required, consisting of 123m2 of additional classroom and associated ancillary spaces.</p> <p>The current estimated cost is in the order of £760K @ 4Q15. This will ensure that there are sufficient teaching spaces. The total cost of £760,000 has therefore been</p>	£273,000	Fixed fee	YES	TBC	Currently no contributions have been pooled for this infrastructure project although delegated approval has been given for Rockmill End Willingham which will secure contributions for this project

				proportioned across the three developments, based on the number of dwellings each is proposing					
CCC3	Secondary school	DP/4	NO	<p>According to County Council guidance the development is expected to generate a net increase of 7 secondary education aged children.</p> <p>The catchment school is Cottenham Village College. County education officers have confirmed that at present Cottenham Village College has sufficient capacity to accommodate the secondary places generated by the development.</p>					
CCC4	Libraries and lifelong learning	DP/4		<p>This new development would result in an increase in population of 160 residents (64 x 2.5). Willingham is served by a small library and as this is currently at capacity the County Council would require a contribution of £60.02 per head of increase of population to mitigate the impact arising from this development.</p> <p>The libraries and lifelong learning contribution would be used to contribute towards the internal modification of the library to increase the library operational space, shelving to accommodate new books and resources, and additional furniture, books and resources to meet the demands of the new residents.</p>	£9,603.20			TBC	
CCC5	Strategic waste	RECAP WMDG	NO	Pooling limit reached such that no further contributions may be secured					
CCC6	Transport	TR/3	NO	No request made by Cambridgeshire County Council					
CCC7	Monitoring		NO	The County Council have sought a contribution of £650 (at a rate of £50 per hour) towards the cost of monitoring. The District Council does not support this request as (i) it is contrary to a Court of Appeal decision on section 106 monitoring and (ii) the District Council will undertake this					

				function and share information with CCC. On this basis the Council considers that the request fails to satisfy the tests as set out in CIL Reg 122 and para 204 of the NPPF.					
South Cambridgeshire District Council									
SCDC1	Offsite open space (sport)	SF/10	YES	<p>The recreation study of 2013 identified Willingham required 6.58 ha of sports space whereas it only had 4.02 ha and therefore experienced a deficit of 2.56 ha sports space.</p> <p>The open space audit went on to highlight that:</p> <ul style="list-style-type: none"> • The village has one recreation ground with one junior football pitch, two senior pitch, two mini soccer pitches, cricket square, play area, a bowls green and a pavilion. • The pavilion was extended and refurbished in 2006 as part of a £100,000 project. • Willingham Cricket Club and Willingham Wolves junior football club have teams from • U8's to U15's girls and boys and in excess of 150 children. • Willingham Parish council are looking at developing an outdoor gym, Skate Park, enhanced play equipment and a teenage shelter. <p>The recreation study also highlighted that the sports pavilion needed to be extended and re-furbished.</p> <p>In response to the applicant the Parish Council have advised that the Bowls Club is need of updating and has experienced problems with the green etc and unfortunately it looks as if as a</p>	£64,000 (circa)	Tariff	YES	TBC	Currently no contributions have been pooled for this infrastructure project although delegated approval has been given for Rockmill End Willingham which will secure contributions for this project

				<p>club it will close this year. As a result the Council decided that as part of the Recreation Ground/Pavilion the space should be upgraded so that it could be used as a multi purpose space. Exact details have not been decided upon (which may require a public consultation) but suggestions included such things as possibly a tennis court and/or a all weather pitch for various activities, and upgrading the club house etc</p> <p>Offsite financial contributions are proposed being secured in accordance with the rates published in the open space in new developments SPD as follows:</p> <p>1 bed £625.73 2 bed £817.17 3 bed £1,150.04 4 bed £1,550.31</p>					
SCDC2	Open space (children's play) onsite	SF/10	YES	<p>The recreation study of 2013 identified Willingham required 3.29 ha of sports space whereas it only had 0.11 ha and therefore experienced a deficit of 3.18 ha sports space.</p> <p>Since that assessment was undertaken additional play space has been provided at the Queen Elizabeth II playing field, however there remains a significant shortfall.</p> <p>In accordance with the open space in new developments SPD a LEAP comprising 9 items of equipment for 4-8 year olds over an activity area of 500m2 is required on developments on 50 dwellings or above.</p>			YES	TBC	None
SCDC3	Open space (informal open space)	SF/10	YES	<p>The development is of a sufficient scale for onsite informal open space being provided therefore no offsite contributions are required.</p>	£TBD			TBC	None

SCDC4	Offsite indoor community space	DP/4	YES	<p>The community facility audit of 2009 identified that despite community space being provided across Willingham Plough Hall and Willingham Public Hall, the village experienced a deficit of 110 square metres of indoor community space. The audit also highlighted several measures to improve the condition and use of the facilities.</p> <p>Willingham is defined as a Minor Rural Centre in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for Minor Rural Centres is as follows:</p> <ul style="list-style-type: none"> • Rural Centres should have at least one good sized facility which offers access to community groups at competitive rates. • The centre should feature one main hall space suitable for various uses, including casual sport and physical activity; theatrical rehearsals /performances and social functions. The facility should also offer at least one meeting room. • All facilities, including toilets, should be fully accessible, or retro-fitted to ensure compliance with Disability Discrimination Act legislation wherever possible. • Facilities should include a kitchen/catering area for the preparation of food and drink. The venue should have the capacity for Temporary Events for functions which serve alcohol. • Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency 	£32,000 (circa)	Tariff	YES	TBC	Currently no contributions have been pooled for this infrastructure project although delegated approval has been given for Rockmill End Willingham which will secure contributions for this project
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				<p>measures in place, although this should be undertaken with the balance of expenditure/saving in mind, given the likely hours of usage.</p> <ul style="list-style-type: none"> Facilities should be designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep. <p>The contribution required as per the indoor community space policy would be:</p> <p>1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84</p> <p>In order to provide sufficient indoor community space for the village Willingham Parish Council have proposed an extension to the Ploughman Hall to provide a meeting room and general facilities for the use of the village.</p>					
SCDC5	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£4,640 (circa)	Tariff	YES	TBC	None
SCDC6	S106 monitoring		YES	A fee of £1,500	£1,500	Fixed fee	YES	TBC	
Non standard requirements									
OTHER1	Health	DP/4	YES	<p>This development is likely to have an impact on the services of 1 GP Practice within the locality, Willingham Surgery. This GP practice does not have capacity for the additional growth as a result of this development.</p> <p>Therefore a HIA has been prepared by NHS England to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.</p> <p>The development would give rise to a</p>	£21,120	Fixed fee			Currently no contributions have been pooled for this infrastructure project although delegated approval has been given for Rockmill End Willingham

Appendix 1

				need for Improvements to capacity by way of extension, refurbishment; reconfiguration or relocation at the existing practice(s) that would need to be met by the developer.				which will secure contributions for this project.
TOTAL - £405,863.20 (subject to final housing mix and excludes cost of providing the LEAP)								
PER DWELLING - £6,341.61 (subject to final housing mix and excludes cost of providing the LEAP)								

NB. This note covers only infrastructure that is to be secured via a planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended). Planning applications are often required to also provide new or improvements to existing infrastructure including but not limited to highways, drainage and biodiversity. Such measures will be secured via a planning condition and details of these are set out in the planning committee report.

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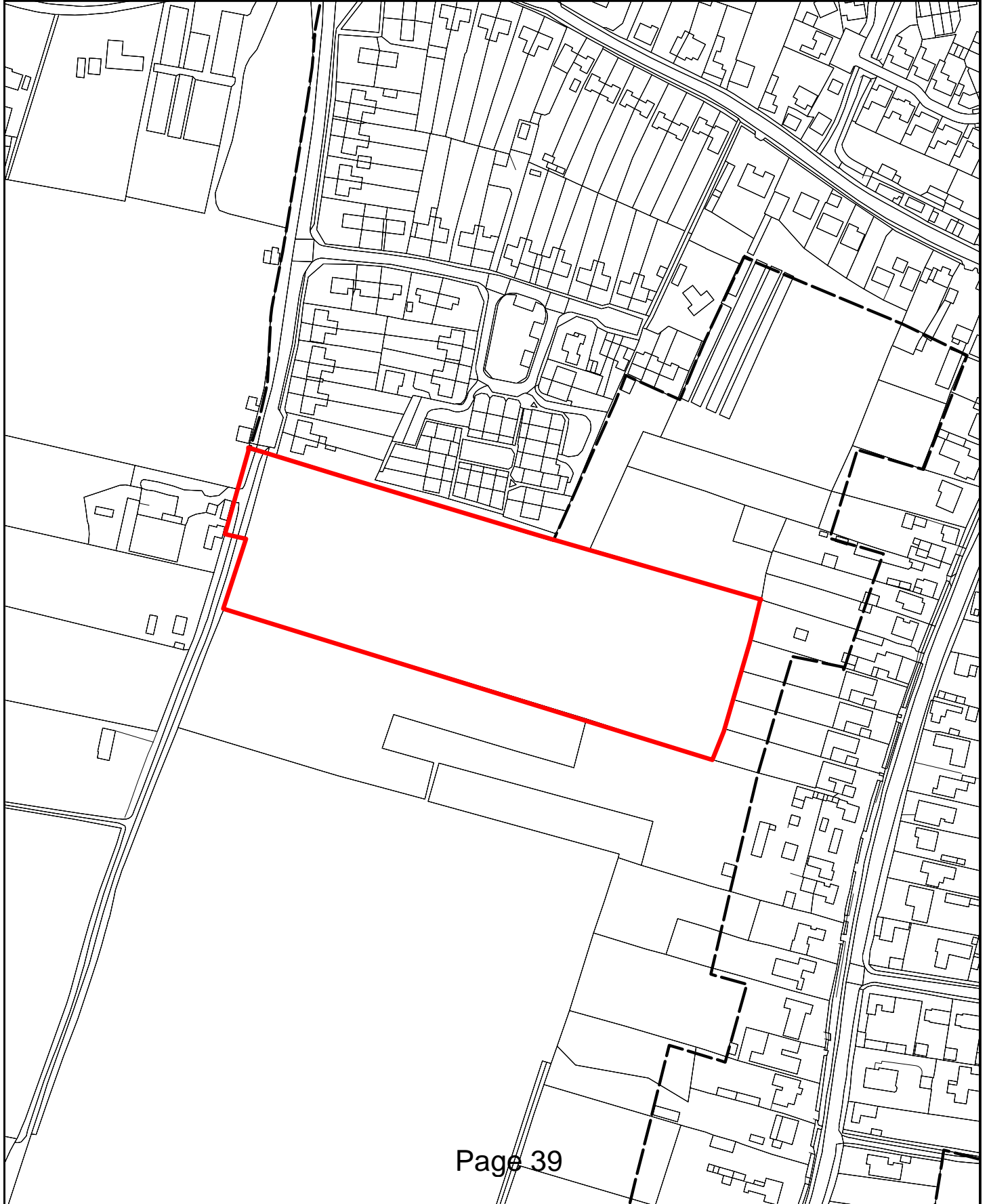
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District Council**

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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 August 2016

AUTHOR/S: Head of Development Management

Application Number:	S/0851/16/FL
Parish(es):	Bar Hill
Proposal:	Full planning permission for the development of 40 residential dwellings across two sites comprising: 6 x 2 storey houses and 27 apartments in 3 and 4 storey blocks, 47 car parking spaces and associated landscaping (including the retention of part of the bund), provision of a play area on part of the hotel car park and other surplus space (Site 1) and 7x 2 storey houses served by 14 car parking spaces and associated landscaping on part of hotel staff car park and underutilised part of golf course (Site 2). Permission also sought for new pedestrian access off Crafts Way and a children's play area along with associated landscaping on land between Sites 1 and 2
Site address:	Land associated with Hallmark Hotel, Bar Hill
Applicant(s):	Hallmark Hotels (Bar Hill) Limited
Recommendation:	Delegated approval (to complete section 106)
Key material considerations:	Five year supply of housing land Principle of development Sustainability of the location Density of development and housing mix Affordable housing/viability Character of the village edge and surrounding landscape Impact on protected trees and ecology Highway safety Residential amenity Surface water and foul water drainage Provision of formal and informal open space Section 106 Contributions
Committee Site Visit:	02 August 2016
Departure Application:	Yes
Presenting Officer:	David Thompson, Principal Planning Officer
Application brought to Committee because:	Although Bar Hill Parish Council has not objected to the application, they have raised a number of concerns about a scheme that would represent a departure from the

Development Plan. The scheme is considered to be of wider than local interest due to the location of the site outside of the village framework of Bar Hill and the scale of the proposal.

Date by which decision due: 04 August 2016 (extension of time agreed)

Executive Summary

1. The application site is located outside of the Bar Hill village framework although it is immediately north east of it. The site is classified as previously developed land and is considered to be located in a sustainable location. Bar Hill is classified in the current Core Strategy as a Minor Rural Centre and would retain this status in the emerging Local Plan. The settlement has a good range of services and facilities and is served by a regular bus service to and from Cambridge, including an hourly service on Sundays. There are bus stops served by the most regular Citi 5 service immediately adjacent to the site. Bar Hill offers a number of facilities, including food and other retail outlets, a doctor's surgery, pharmacy, village hall, dentist, public house, library and a community centre. A number of these facilities are located within walking distance of the site including 'The Mall' which is less than 400 metres to the west.

There are no objections to the proposals from statutory consultees. The Highway Authority has raised no objections to the scheme, which includes improvements to pedestrian links to the site. Following amendments to the flood water drainage strategy, the County Council as Lead Local Flood Risk Authority (LLFRA) have not raised any objections, nor have the Environment Agency. There are no objections from a design and landscape impact point of view. The Parish Council have not objected, although they have raised concerns in relation to design, landscape impact and highway safety, all of which are detailed in the report.

In relation to affordable housing, the applicant has agreed to the provision of 15% of the units on site as shared ownership units. The policy implications of this are discussed in detail in the main body of the report but officers are satisfied that this proportion is the highest percentage that can be given over to affordable housing on site and allow the overall scheme to remain financially viable, due to the high value of the land and the costs associated with the high build specification of the proposal.

Given the lack of objections from statutory consultees, it is considered that the scheme achieves the social and environmental elements of the definition of sustainable development as outlined in the NPPF. The benefits of the provision of housing at a time when the District Council cannot demonstrate a five year supply of housing land and also the provision of a viable proportion of affordable accommodation to meet the significant need within the District are factors which are considered to significantly and demonstrably outweigh the disbenefits of the scheme. As a result, the recommendation is to approve planning permission, subject to a number of measures (detailed in the report) being secured through a Section 106 agreement.

Relevant Planning History

2. S/1986/97/F – extension to hotel, provision of additional parking, relocation of tennis courts – approved

S/0172/16/E1 – EIA screening opinion for up to 50 dwellings – EIA not required

National Guidance

3. National Planning Policy Framework 2012 (NPPF)
Planning Practice Guidance

Development Plan Policies

4. The extent to which any of the following policies are out of date and the weight to be attached to them is addressed later in the report.

5. **South Cambridgeshire LDF Core Strategy DPD, 2007**

ST/2 Housing Provision
ST/5 Minor Rural Centres

6. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
GB/3 Mitigating the Impact of Development Adjoining the Green Belt
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/8 Groundwater
NE/9 Water and Drainage Infrastructure
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
NE/17 Protecting High Quality Agricultural Land
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
SC/9 Protection of existing Recreation Areas, Allotments and Community Orchards
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
TR/3 Mitigating Travel Impact

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

Open Space in New Developments SPD - Adopted January 2009
Affordable Housing SPD - Adopted March 2010
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010
Health Impact Assessment SPD– Adopted March 2011

8. **South Cambridgeshire Local Plan Submission - March 2014**
- S/1 Vision
 - S/2 Objectives of the Local Plan
 - S//3 Presumption in Favour of Sustainable Development
 - S/5 Provision of New Jobs and Homes
 - S/6 The Development Strategy to 2031
 - 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/8 Mitigating the Impact of Development in and adjoining the Green Belt
 - NH/2 Protecting and Enhancing Landscape Character
 - NH/3 Protecting Agricultural Land
 - NH/4 Biodiversity
 - CC/1 Mitigation and Adaptation to Climate Change
 - CC/3 Renewable and Low Carbon Energy in New Developments
 - CC/4 Sustainable Design and Construction
 - CC/6 Construction Methods
 - CC/9 Managing Flood Risk
 - SC/2 Heath Impact Assessment
 - SC/6 Indoor Community Facilities
 - SC/7 Outdoor Playspace, Informal Open Space, and New Developments
 - SC/8 Open Space Standards
 - SC/10 Lighting Proposals
 - SC/11 Noise Pollution
 - TI/2 Planning for Sustainable Travel
 - TI/3 Parking Provision
 - TI/8 Infrastructure and New Developments

Consultation responses

9. **Bar Hill Parish Council** – the Parish Council raise no objection to the proposals but do raise the following concerns:
- Concerns regarding the visual impact of the height of the 2 apartment blocks, which they consider to be detrimental to the character of the streetscene.
 - Concerns over the provision of the zebra crossing within the 40 mph zone – this will be a highway safety hazard due to the close proximity of the proposed crossing to 4 existing 'T' junctions.
 - Concerns about the amount of bunding to be retained and the amount of trees to be removed. The bunding should be retained at its existing height and length to avoid an adverse impact on the character of the surrounding landscape.
10. **District Council Environmental Health Officer (EHO)** – The Public Health Specialist has commented that the Health Impact Assessment has been assessed as Grade B, which meets the required standard of the SPD Policy. The scheme is therefore acceptable in this regard.

General agreement with the findings of the noise assessment and the methodology used. The report has addressed previous concerns regarding noise levels on the site

and specific noise sources resulting from the hotel use. The proposed mitigation scheme now includes measures to reduce noise levels resulting from the function rooms within the hotel. Further measures to prevent noise escaping through doors and windows, particularly in summer months, need to be considered. Internal maximum noise levels within bedrooms of the proposed development at night are not considered although the EHO considers these are likely to be acceptable. Further assessment in this regard could be conditioned to ensure that the proposed mitigation measures are sufficient. The proposal to include a noise attenuation barrier around the external plant of the hotel is supported but details of the exact specification and level of noise mitigation will be required by condition. Details of the ventilation systems to be installed within the dwellings will also be required to ensure that noise from these systems is adequately controlled.

The noise assessment submitted with the planning application contains a number of mitigation measures to be installed within the development to mitigate the impact of noise generated by the hotel use and traffic on the adjacent highway on the residential amenity of the occupants of development.

The proposed mitigation measures include triple glazing to windows and mechanical ventilation systems. Further details of the noise associated with the ventilation will need to be carried out prior to the commencement of development to ensure that this attenuation is suitable.

Details of external lighting will need to be secured by condition to ensure that the location and illumination levels do not result in an adverse impact on the residential amenity of the occupants of the properties or the character of the surrounding area (including the adjacent Green Belt.)

Noise, vibration and dust minimisation plans will be required to ensure that the construction phase of the scheme would not have an adverse impact on the amenity of neighbouring residents. These details shall be secured by condition, along with a restriction on the hours during which power operated machinery should be used during the construction phase of the development and details of the phasing of the development.

The applicant will be required to complete a Waste Design Toolkit in order to show how it is intended to address the waste management infrastructure, and technical requirements within the RECAP Waste Design Management Design Guide. In addition conditions should secure the submission of a Site Waste Management Plan. Provision of domestic waste receptacles by the developer will be secured via the Section 106 agreement.

The renewable energy strategy concludes that solar panels, solar heating, ground and air source heat pumps (ASHP's) are the best options on this site for achieving the requirement that 10% of the energy needs generated by the development are met by renewable sources on site. There is no objection to the use of ASHP's but a noise impact assessment of these pumps must be conducted prior to their installation to ensure that the noise levels generated do not have an adverse impact on the residential amenity of the occupants of the units.

11. **District Council Urban Design Officer** – the quantum of development is considered acceptable and the massing of the two apartment buildings is appropriate for the site. The four storey development provides a 'landmark' building which is considered to be a positive element of the scheme. There would be two sections of open space within the development, including an equipped play area. These areas would provide a link

between the eastern and western elements of the scheme and would be available for wider public use. The extent of private amenity space to serve the dwellings is considered acceptable, as is the level of car parking and the public art strategy is supported, subject to further details being submitted.

12. **District Council Landscape Design Officer** – The additional native landscaping proposed to the east of the site would mitigate the impact of the development on the adjoining Green Belt to an acceptable degree. The existing protected trees and the grassed bund on the southern and western boundaries would be retained and this is considered to be a positive element of the scheme, given the importance of these features in defining the character of the entrance to the settlement of Bar Hill. No objections raised, subject to conditions relating to the details of the landscaping scheme.
13. **Local Highway Authority** – no objection to the proposals subject to the imposition of standard conditions relating to the management of traffic and materials during the construction phase of the development and securing the provision of the proposed pedestrian crossing across the highway adjacent to the site. Confirm no objection from the Major Developments team.
14. **Cambridgeshire County Council Flood & Water Team** – no objection subject to the imposition of conditions requiring compliance with the revised Flood Risk Assessment (FRA) submitted with the planning application and details of a surface water drainage strategy being secured by condition.
15. **Environment Agency** - The site lies in Flood Zone 1. The Environment Agency requires conditions to be included in any consent preventing surface water and contamination issues in a sensitive area. These can be included in any consent.
16. **Anglian Water (AW)** - has confirmed that the wastewater treatment plant at Uttons Drove has sufficient capacity to deal with the additional flows from the development. Also confirm that the foul sewerage network has capacity to accommodate the additional flows from the development and that they have no objections to the proposed surface water drainage strategy.
17. **Contaminated Land Officer** – No objection subject to the completion of a more intrusive investigation of the risk of contamination on the site. This can be secured by condition.
18. **Air Quality Officer** – the Air Quality Assessment submitted with the planning application has been assessed and it is considered that the air quality in this sensitive location would not be adversely affected by the proposed development. No objection subject to the imposition of conditions relating to the environmental credentials of vehicles used during the construction process, details of the renewable energy generating technology to be used to supply the proposed development and the inclusion of electric vehicle charging points within the development.
19. **Affordable Housing Officer** - The proposed site is located outside the development framework and should therefore be considered on the basis of an exception site for the provision of 100% affordable housing only to meet the local housing need. This would be in accordance with Policy H/10 of the emerging Local Plan.

However, should this application not be determined as an exception site, then the council will seek to secure at least 40% affordable housing, which is in line with policy H/9 of the emerging Local Plan.

The developer is proposing 40 dwellings, which should consist of 24 market dwellings and 16 affordable dwellings to meet the 40% requirement of the existing and emerging policy.

There are approximately 1,700 applicants on the housing register and our greatest demand is for 1 and 2 bedroom dwellings.

The district wide tenure split is 70% rented and 30% shared ownership. The mix proposed by the developer is:

6 x 1 bed houses or flats

7 x 2 bed houses

3 x 3 bed houses

The viability case submitted with the planning application needs to be scrutinised.

20. **Section 106 Officer** – In addition to the requirements of the County Council as Education Authority, the Parish Council have been consulted to ascertain whether there are any specific projects relating to the upgrading of open space and/or community facilities within Bar Hill for which a contribution could be sought via the Section 106 Agreement. A decision by the Parish Council is expected on 22 July and therefore officers will provide a written update for Members prior to the planning committee meeting.

Household Waste Receptacles charged at £72.50 per dwelling and a monitoring fee of £1,500 (flat fee) would also be applied. This would be in addition to any specific open space and infrastructure projects that the Parish Council advise of and which are considered by officers to meet the CIL regulations in terms of being proportionate in scale, located within reasonable proximity of the development and demonstrably necessary to make the scheme acceptable in planning terms.

21. **Cambridgeshire County Council Growth Team** – The County Council indicate that there is capacity in the early years provision and that the 12 children in that age bracket could be accommodated as there is sufficient capacity in the next 3 years to mitigate the impact of the development.

The proposed development would result in a projected increase of 5 primary school aged children. There is insufficient capacity at Bar Hill primary school, to accommodate this and a 100 square metre classroom with associated ancillary space will be required as an extension to the current provision. The total costs of a project to mitigate the impact of this scheme would be £16,665 (£3,333 per pupil.) This calculation is arrived at via the cost of the overall extension, divided by the total number of pupils that could be accommodated by the extension, multiplied by the 5 places required specifically to mitigate the impact of the development in relation to primary school provision.

The site is within the catchment area for Swavesey Village College which the County Council have confirmed does not currently have capacity to accommodate the additional 3 pupils within this age group projected to result from the proposed development. There is a scheme to upgrade the capacity of the village college to accommodate an additional 150 children and a proportionate contribution is to be sought from this development is £53,001 ((£17,667 per pupil).

A contribution of £3,370 is requested to improve the provision of library services. The

County Council have calculated this figure based on 80 new residents resulting from the scheme multiplied by a sum of £42.12 as a per person contribution towards improving the facilities at Bar Hill library in terms of additional books and equipment.

No pooled strategic waste contribution can be sought despite there being insufficient capacity in the Cambridge and Northstowe Household Recycling Centre catchment area as five such contributions have already been agreed.

A monitoring fee would also be applied

22. **District Council Conservation Officer** – no objections raised
23. **NHS England** – confirm they have no comments to make and will not be seeking a contribution
24. **District Council Ecology Officer** – no objection. Confirms that the development is unlikely to have a detrimental impact on the biodiversity value of the site. The inclusion of biodiversity enhancements within the design of the scheme, such as vegetated climbing systems and green roofs are biodiversity enhancements. There is a need for more information on the species to be planted and more nesting boxes should be considered throughout the development site.
25. **District Council Tree Officer** – confirms that a number of the trees on the site are the subject of tree preservation orders. No objections to the application subject to a condition securing the methods of tree protections outlined in the survey by Broad Oak Tree Consultants Ltd submitted with the planning application.
26. **Design Enabling Panel** – supportive of the design principles of the scheme following amendments at the pre-application stage to retain more of the bunding around the edge of the western part of the site to soften the landscape impact. Supportive of the principle of a landmark building in the western portion of the site.
27. **Highways England** – no objection.

Representations

28. Neighbour consultations were carried out and notices displayed on the site for 21 days, in accordance with the provisions of the Development Management Procedure Order. In relation to this planning application, 26 letters (including comments made via the website) of objection have been received which raise the following concerns (summarised):
 - The existing hotel and golf club uses result in a high volume of traffic on the roundabout adjacent to the site (which leads to the A14) when combined with the traffic entering and leaving Bar Hill. The residents of the proposed development would add to these volumes and this would exacerbate the existing highway safety hazard.
 - The impact of the development on the existing properties on adjacent residential roads (Almond Grove, Foxhollow and Hollytres) has not been fully considered.
 - The removal of sections of the bunding around the site will have an adverse impact on the contribution that this currently makes to the landscape character of the entrance to the village of Bar Hill.
 - The proposed development would have an adverse impact on the character of the site and the surrounding area.

- The doctor's surgery is already stretched and does not have capacity to cope with the additional development proposed on this site.
- New development should be concentrated in the new towns within the district and expansion of settlements such as Bar Hill has not been planned for and is not proposed in the emerging Local Plan.
- The proposal represents inappropriate development on a site on the village edge, adjacent to the Green Belt and in an area which already suffers from significant volumes of traffic.
- The proposal will have an overbearing impact on the amenity of neighbouring residents through overlooking from balconies and windows which will allow direct overlooking into gardens and windows of habitable rooms of adjacent dwellings.
- The removal of sections of the bund and landscaping around the edge of the site will allow open views from the proposed flatted development into neighbouring properties.
- The trees and bunding form a key part of the landscape character at the entrance to the village of Bar Hill. The proposals will reduce the extent of this valuable green space and would result in the loss of TPO protected trees. Any new planting will take a long time to establish and will not fully compensate for the loss.
- The proposal represents a density of development that would not respect the rural character of the village edge
- There is a need to ensure that minimum garden size standards are met, a number of the plots appear to be very small.
- There is a history of flooding in the locality and there is a need to ensure that surface water run-off can be fully attenuated once the proposed housing has been built.
- The extent of the excavation works to the bunding around the site may result in structural instability issues.
- The number of car parking spaces proposed to serve the development would appear to be inadequate. The overspill parking that would result will add to congestion in the adjacent streets and cause a highway safety hazard.
- How will the safety of the access to the development be maintained if this is a private road?
- The air and noise pollution generated by the A14 would have an adverse impact on the living conditions of the occupants of the proposed development
- Concerns about light spillage from the development (properties and street lighting) and the impact this would have on the residential amenity of neighbouring properties.
- The location of the children's play area would result in a potential highway safety hazard. How will this area be maintained and issues around anti-social behaviour be addressed?
- Is the relocation of the tennis courts part of the proposed scheme?
- The rear boundary fencing facing the perimeter road would be an eyesore at the entrance to the village.
- There would be significant disruption to the main highway entrance to the village for 12 months.
- Approving this development would set a precedent for future infill development around the outer edge of the perimeter road of Bar Hill which would further exacerbate the traffic and infrastructure pressures in the surrounding area.
- No assessment has been undertaken of the impact of the additional surface water drainage requirements of the development on the balancing pond and watercourse which runs through Bar Hill.
- The primary school is at capacity and will not be able to accommodate the additional population generated by the development.

- Does the proposal accommodate parking for staff as well as the existing level of customer parking at the hotel site?
29. Letters of objection have also been received from ward Councillors Bunty Waters and Roger Hall which raise the following concerns (summarised):
- Object to the principle of 3 and 4 storey blocks of development in this location – the density of development is considered to be too high. The scale of the overall development would be out of character in relation to the surrounding landscape and village edge location.
 - The full extent of the bunding should be retained as it provides attenuation for noise and wind and has become an essential part of the character of the streetscene along Crafts Way.
 - What provision will be made to address the capacity issues at the primary school?
 - Other than a children’s play area, it is not clear what other facilities are going to be provided to offset the impact of the development on the wider community
 - Provision should be made within new development for open spaces and this scheme is considered inadequate in this regard.
 - Noise and air quality issues must be effectively addressed by the proposals
 - Highway safety concerns regarding the location of the proposed pedestrian crossing and the flow of traffic along Crafts Way.
 - Concerns that the level of car parking provision within the development will not be sufficient.
 - The proposal would have an adverse impact on biodiversity and trees.
30. A petition of 60 names and 1 additional representation in support of the application have been submitted. The reasons for support stated were as follows:
- The introduction of 40 new homes into the village of Bar Hill will allow local people to remain in the area in which they grew up and for families to remain close. It will also allow local people to downsize.
 - Topland are allocating each house and 3 bedroom apartment 2 car parking spaces plus visitor parking. This will ensure that there will be no problems with parking provision if the development goes ahead. Additionally, Topland has reconfigured the hotel car park to ensure better traffic movement and no net loss of car parking spaces. This means that current and future users of the hotel and golf club will not be impacted upon by the development.
 - In developing on unutilised land near to the Hallmark Hotel, Topland has worked with the topography of the site and local architecture to ensure that the proposed homes support the local landscape.
 - The retention of 95 metres of the bund and additional landscaping along Crafts Way considerably reduces the visual impact of the development.

Site and Surroundings

31. The application site is located immediately north east of the Bar Hill village framework. The site is currently occupied by a hotel comprising sections of 2 and 3 storey building and accommodates 136 bedrooms. The application relates to land within the site, currently used as a car parking area and tennis courts associated with the existing use. This land is in the western portion of the site, the boundaries of which are screened by mature tree planting (a number of which are the subject of TPO’s) and a grassed bund. The Green Belt lies immediately south east of the application site.

Proposal

32. Full planning permission for the development of 40 residential dwellings across 2 sites comprising: 6 x 2 storey houses and 27 apartments in 3 and 4 storey blocks, 47 car parking spaces and associated landscaping (including the retention of part of the bund), provision of a play area on part of the hotel car park and other surplus space (Site 1) and 7x 2 storey houses served by 14 car parking spaces and associated landscaping on part of hotel staff car park and underutilised part of golf course (Site 2). Permission also sought for new pedestrian access off Crafts Way and a children's play area along with associated landscaping on land between Sites 1 and 2.

Planning Assessment

33. 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, the impact of the development on the character and openness of the adjacent Green Belt, the density of development and the level of affordable housing provision. 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.

Principle of Development

Five year housing land supply:

34. 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.
35. 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.
36. 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). The Inspector did not have to consider policies ST/6 and ST/7 but as a logical consequence of the decision these should also be policies "for the supply of housing".
37. 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 as not to be restricted to '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 be attached to such relevant policies.

38. Of particular significance to this case are policies ST/5 (which defines Bar Hill as a Minor Rural Centre with an indicative cap on residential development of 30 units when located inside the village framework), NE/4 (landscape character areas) and GB/3 (mitigating the impact of development adjoining the Green Belt.)
39. These policies are all considered to have significant weight in the determination of this planning application as the NPPF contains specific advice that development should conserve and enhance the natural environment, including valued landscapes, preserve the openness of the designated Green Belt and plan for sustainable levels of housing growth, with regard to the capacity of services and facilities within existing villages. As a result, despite being out of date, they are still considered to have a relevant purpose in restricting unsustainable development and therefore conform to the overarching principles of the NPPF.
40. 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.
41. 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. Sustainable development is defined in paragraph 7 of the NPPF as having environmental, economic and social strands. When assessed against 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).
42. 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. Bar Hill is identified as a Minor Rural Centre village under policy ST/5 of the LDF and would retain that status under policy S/9 of the Draft Local Plan. Minor Rural Centres are classified as second in the hierarchy of settlements in terms of sustainable locations for development.
43. Development in Minor Rural Centres (the current and emerging status of Bar Hill) is normally limited to schemes of up to 30 dwellings. This planning objective remains important and is consistent with the NPPF presumption in favour of sustainable development, by limiting the scale of development in less sustainable rural settlements with a more limited range of services to meet the needs of new residents

in a sustainable manner than in Rural Centres. Such villages are, however, amongst the larger settlements within the District. Within the context of the lack of a five year housing land supply, Officers are of the view that sites on the edges of these locations generally and Bar Hill specifically can accommodate units above the indicative maximum of 30 units and still achieve the definition of sustainable development due to the level of services and facilities provided in these villages.

44. 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. As the application is for full planning permission, if approved, the development would have to commence in 3 years. The agent has provided a timescale indicating that the scheme could be built out within 5 years and details of the phasing of the scheme can be secured by condition.
45. The land to be developed is currently occupied by a car park and tennis courts and therefore meets the definition of previously developed land as set out in the NPPF, being land associated with the main hotel building. Paragraph 17 of the NPPF states that one of the guiding principles of the planning system is to 'encourage the effective use of brownfield land by re-using land that has been previously developed (brownfield land) provided that it is not of high environmental value.' Paragraph 111 re-iterates this in relation the conservation of the natural environment. There is therefore support in principle for the re-use of the site for a viable use, subject to the proposal meeting the wider definition of sustainable development.
46. The proposals are assessed below against the social and economic criteria of the definition of sustainable development. The environmental element of sustainability runs through the following sections of the report.

Social sustainability:
47. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas advising '*housing should be located where it will enhance or maintain the vitality of rural communities*', and recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.
48. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of an additional 40 residential dwellings. 15% of these units will be affordable (6 units) and delivered on site, within one of the two apartment blocks to be provided within the scheme. This is below the 40% required by local plan policy but, as discussed in more detail later in this report, the level is considered to comply with the caveat within the existing and emerging policy that a lower level will be supported where a viability appraisal justifying the lower level is accepted. The affordable housing can be secured through a Section 106 Agreement. Officers are of the view the provision of 40 additional houses, including the affordable dwellings, is a benefit and significant weight should be attributed to this in the decision making process, particularly in light of the Housing Officer's confirmation that there is a significant need for affordable housing in Bar Hill.
49. The adopted Open Space SPD requires the provision of just over 900 metres squared of open space for a development on the scale proposed. Given that Bar Hill has an identified short fall in play space, this level of provision is considered to be a significant social benefit of the proposals, particularly the provision of the equipped play space within an area that is substantially greater than the level of open space required by the SPD.

50. Paragraph 7 of the NPPF states that the social dimension of sustainable development includes the creation of a high quality built environment with accessible local services. The design credentials of the scheme are addressed later in this report
51. Bar Hill is currently classified as Minor Rural Centre in the LDF and would retain this status in the emerging Local Plan. Emerging policy S/9 states that residential development of up to a maximum indicative size of 30 dwellings will be permitted, subject to the satisfaction of all material planning consideration. The proposal would exceed this number and would not be within the existing framework boundary. This scale of development must be considered in light of the facilities in Bar Hill and the impact of the scheme on the capacity of public services.
52. Paragraph 204 of the NPPF relates to the tests that local planning authorities should apply to assess whether planning obligations should be sought to mitigate the impacts of development. In the line with the CIL regulations 2010, the contributions must:
- necessary to make the scheme acceptable in planning terms
 - directly related to the development
 - fairly and reasonably related in scale and kind to the development proposed.
53. There are bus stops adjacent to the site, on the roundabout which connects Bar Hill to the A14. These bus stops are within close walking distance of the site. There is a regular bus service to Cambridge 7 days a week via the Citi 5 service. Given the close proximity of the site to the bus service and the frequency of the service at commuting times as well as during the day, it is considered that the site is well served by public transport, which enhances the environmental sustainability of the scheme by reducing reliance on car travel.
54. The County Council as the relevant Authority for providing education services have indicated that there is capacity in the early years provision. The 5 pupils estimated to be generated by the development of primary school age would take the primary school beyond current capacity but this could be addressed through an extension to which the applicant would provide a contribution of £16,665. The development would be within the catchment area of Swavesey Village College and the County Council consider that this school requires an extension to meet the additional pupil numbers generated by the development. The cost of the overall extension would equate to £17,667 per pupil, with a contribution of £53,001 sought for this scheme, based on an increase of 3 pupils.
55. A contribution of £3,370 is requested to improve the provision of library services. The County Council have calculated this figure based on 80 new residents resulting from the scheme multiplied by a sum of £42.12 as a per person contribution towards internal modification works to improve the operational space at Bar Hill library, shelving to accommodate new books and resources. Given that the impact on the capacity of the library can be mitigated through this relatively small scheme in relation to the overall anticipated population increase, it is considered that securing this sum via a section 106 agreement would offset any negative impacts on social sustainability in this regard.
56. In terms of health impact, the applicant has submitted an Impact Assessment in this regard. This Assessment concludes that the number of GP's and the resulting amount of patients that can be accommodated by Bar Hill surgery indicate that the existing infrastructure could cope with the increased demand, on the recognised ratio of 1,800 patients per doctor (Royal College of General Practitioners).

57. NHS England has corroborated this position by confirming that they are not requesting a contribution towards any upgrade in the existing level of provision.
58. Bar Hill has a library, a post office, a supermarket and a good range of shops selling day to day goods including food items and a pharmacy. There is a dentist, a car repair garage and a good range of retail and professional services. There is an estate agent, bank, a social club and a public house. Cumulatively, it is considered that Bar Hill offers a range of services beyond meeting day to day needs and this is reflected in the status of the village as a Minor Rural Centre i.e. second in the list of sustainable groups of villages in the district.
59. The village also has 2 community halls: the Village Hall (190 square metres main hall with additional space and facilities), and the community centre (main hall with additional space and facilities). The village also has a recreation ground which includes multiple sports pitches (football and cricket), tennis courts and a play area.
60. Given the above assessment, it is considered that the adverse impacts of the development in terms of social sustainability could be mitigated through the contributions towards expanded primary, secondary and lifelong education provision, which would be secured through the section 106 agreement.

Economic sustainability:

61. The provision of 40 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.
62. Overall, it is considered that the proposed development would achieve the social and economic elements of the definition of sustainable development, subject to the mitigation measures quoted above, which the applicant has agreed to in principle and can be secured via a Section 106 agreement.

Density of development and housing mix

63. Under the provisions of policy HG/1 of the LDF, schemes are required to meet a minimum density of 30 dwellings per hectare and should be looking to achieve 40 dwellings per hectare in more sustainable locations. The emerging policy, which is not being given significant weight in the determination of planning applications due to the nature of the unresolved objections from the consultation process, requires the higher density to be confined to sites on the edge of Cambridge or the new settlements. The proposal would result in 40 dwellings on a developed area of approximately 1 hectare, despite the wider application site being 2.9 hectares. As more weight is being attributed to the existing policy, officers are satisfied that the density of 40 dwelling per hectare is acceptable in this location, given the close proximity of a regular public transport service.
64. Under the provisions of policy HG/2, the market housing provision of proposed schemes is required to include a minimum of 40% 1 or 2 bed properties. Of the 34 market units, 4 would be 1 bed, 16 would be 2 bed, 9 would be 3 bed and 5 would be four or more bedrooms in size. This equates to 59% 1 or 2 bed, 26% would be 3 bed and 15% would be 4 bed or larger.
65. Policy H/8 of the emerging Local Plan is less prescriptive and states that the mix of properties within developments of 10 or more dwellings should achieve at least 30% for each of the 3 categories, with the 10% margin to be applied flexibly across the

scheme. This policy is being given considerable weight in the determination of planning applications due to the nature of the unresolved objections, in accordance with the guidance within paragraph 216 of the NPPF quoted above.

66. It is clear from the above that there would be an over provision of 2 bed units within the open market element of the scheme. However, given that the element of affordable provision would be low, and given the evidence of need in Bar Hill (23 for 1 bed and 17 for 2 bed units), it is considered that there is evidence to support the provision of a higher number of smaller properties. It is only the larger properties category which is short when assessed against the current policy which is still afforded significant weight in determining applications.
67. From the 2011 census data, it is clear that a significant proportion of existing households in Bar Hill are occupied by couples with either no children or 1 dependent child and as such, there is evidence of a local circumstance which suggests the smaller units in this scheme would be in significant demand.
68. Taking the District as a whole, South Cambridgeshire has a lower proportion of semi-detached properties than the England and Wales average (50% compared to 56%) and that the proportion of detached houses is significantly higher in South Cambridgeshire than the England and Wales average (42% to 23%). This data was taken from the 2011 census.
69. Whilst this is not broken down to property sizes, this evidence appears to corroborate the supporting text of emerging policy H/8 which states that 'housing stock (in the District) has traditionally been dominated by larger detached and semi-detached houses. Whilst recent developments have helped to increase the stock of smaller properties available, the overall imbalance of larger properties remains. The 2011 census for example identifies that 75% of the housing stock' are detached or semi-detached houses and bungalows, with 18% terraced homes and 6% flats or maisonettes.'
70. The number of 4 bedroom properties in this scheme does not meet the minimum requirement as set out in local policy. However, within the context of sustainable development, it is considered that there is clear evidence of an oversupply of larger properties within the District, and the emphasis on smaller properties would be consistent with the household make up in Bar Hill, the settlement upon which this development will most greatly impact and be connected to. Paragraph 50 of the NPPF also requires planning authorities to 'plan for a mix of housing based on current and future demographic trends, market trends and the needs for different groups in the community' and to 'identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.'
71. Whilst there is a partial conflict with the emerging Local Plan policy therefore, the evidence provided by the census data and the guidance contained within the NPPF are considered to ensure that the proposal would still achieve the social element of sustainable development by responding to the size of properties required in the locality.

Affordable Housing

72. Policy HG/3 of the current LDF requires proposals for 2 or more dwellings to make provision for 40% affordable housing, with on site provision being the preference. However, policy H/9 of the emerging Local Plan raises the threshold to 3 or more. The emerging policy is being given weight, in accordance with the guidance contained

within paragraph 216 of the NPPF, due to the nature of the objections received to date.

73. The policy does include a caveat at 2 d. which states that, an exception to 40% on site provision can be made where 'it can be demonstrated that the level of affordable housing sought would make a development unviable in light of changing market conditions, individual site circumstances and development costs. In which case a revised mix of affordable housing types and tenures and then a lower level of affordable housing provision may be negotiated.'
74. The applicant originally proposed no affordable housing either on site or through a commuted sum for off site provision. The applicant's case was supported by a viability assessment that they had commissioned which indicated that the scheme would not generate an expected developer profit of 20% if affordable housing provision was required due to (i) the value of the land (ii) the high build costs of the development, particularly in relation to the flats (including undercroft parking) but also the high specification across the scheme and (iii) comparatively lower market values in Bar Hill.
75. Paragraph 173 of the NPPF states that 'To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and a willing developer to enable the development to be deliverable.'
76. Carter Jonas has provided an independent assessment of the viability case. The conclusion of this assessment is that the scheme would not be viable with 40% on site affordable housing provision with a 50:50 split between affordable rent and shared ownership, as required by current and emerging policy. On the basis of a benchmark value for the site of £1.1 million (which could be considered conservative for a hectare of land where housing is a strong possibility in the current climate of a lack of land supply), the scheme provides only 6% GDV, way below the expected developer return of 20% to make a scheme viable. Revision to the tenure mix and affordable housing at 30% were other options considered in the scrutiny exercise but none of these scenarios resulted in a 20% GDV and are therefore not commercially viable.
77. Following negotiation with officers and in light of the Carter Jonas independent review of the viability assessment submitted with the planning application, the applicant has agreed to the provision of 15% affordable housing through the allocation of 6 units to be occupied on a shared ownership basis. The Carter Jonas review has been extended to include this scenario. It has concluded that whilst the level of profit would be greater if only 6 units (2 x 1, 3 x 2, 1 x 3 bed apartments) were provided as affordable (rather than a policy complaint situation), the developer return would still only equate to 14% and would therefore fall short of the viable threshold.
78. It is considered that limited weight should be afforded to the applicant's case for an alternative use of the site as an extension to the existing hotel, due to the lack of certainty that this would be supported. Policy ET/10 of the LDF allows for 'modest' extensions to existing tourist facilities on sites outside of the development frameworks. The NPPF is more flexible with regard to the expansion of rural enterprises but officers are of the view that this alternative use carries significant risk without the submission of a full application and the information required to substantiate the need for an extension in this location.

79. Nevertheless, the applicant has provided a schedule of costs to substantiate the case that the development would be in excess of £5.7 million (£1,643 per square metre). This includes significant flood water attenuation measures in addition to the use of permeable access road surfaces across the development. Given the extent of the hard surfacing on the part of the site to be developed, it is considered that this cost could be classified as beyond the minimum policy requirement. Similarly, triple glazing is required to mitigate the impact of an adjacent use and is therefore considered to be a legitimate abnormal cost.
80. Given the guidance within the NPPF, it is considered that the build costs associated with the development (required to make the design of this scheme acceptable in planning terms) and the existing land value for a site that would be developed as a separate entity to the hotel are sufficient to ensure that a provision of more affordable units would not be viable. The cover letter summarising Carter Jonas's independent assessment of the viability case is appended to this report **Appendix 1**). The detailed financial information is required to be kept confidential due to commercial sensitivity. The applicant has agreed to a clause in the Section 106 Agreement which would require the development to be built out within 3 years (not just started as required by planning condition) and if it is not completed within that time, the viability issue will be required to be reassessed. This gives assurance that the contribution to reducing the deficit in the Council's supply of housing will be realised (quicker than the applicant's five year timescale) or that an opportunity arises to ensure that, if the properties sell for higher values than has been anticipated at the application stage, further monies by way of a commuted sum can be secured for off site provision of affordable housing. Depending on the final sum for the provision of off-site open space and improvements to existing facilities in Bar Hill, it may be that there is sufficient residual funding in the Section 106 sum negotiated with the applicant to provide a commuted sum for the provision of 1 additional off site affordable unit, taking the overall provision to 7. This is dependent upon the outcome of negotiation with the Parish Council and as such will be addressed in the update to this report, published in advance of the committee meeting.

Character of the village edge, surrounding landscape and adjacent Green Belt

Green Belt

81. The rear gardens of the plots adjacent to the south eastern boundary of the site would ensure that the rear building lines of those properties would be between 10 and 15 metres from the boundary of the site with the Green Belt. The proposal includes a landscaped 'swale' on the boundary of the site in this location, the details of which can be secured via a condition. Subject to the use of appropriate species and the planting of mature specimens, it is considered that the proposal would not have an adverse impact on the openness of the adjacent Green Belt. This assessment is made within the context of the proposed units in that part of the site being 2 storeys in height, within the grounds of the part 2 storey/part 3 storey hotel complex and the proximity of development to the south of the overall site, which extends further west along the edge of the Green Belt. The taller development of 3 and 4 storeys in height would be at the opposite end of the site to the boundary with the Green Belt. The separation distance to be retained and the fact that the ground floor level of this development would sit below the height of the bund are factors which are considered to mitigate the potential impact on the openness of the Green Belt.

Landscape Impact:

82. The site is situated on the north western edge of Bar Hill village. The proposed

residential buildings would be set within the confines of the site, allowing retention of the bunding and the protected trees of high amenity and landscape value. The buildings would be surrounded by new indigenous hedge planting, woodland edge and tree planting. This is considered to result in a relatively enclosed development. Proposed views of the site from points 1-3 in the landscape statement and landscape view commentary submitted with the planning application indicate this point, with the earth bund and landscaping are retained in the space before the buildings, setting them back and reducing their scale and massing in these public views of the development.

83. The Landscape Design Officer (LDO) has stated that the additional native landscaping proposed to the east of the site would mitigate the impact of the development on the adjoining Green Belt to an acceptable degree. The existing trees on the south and west of the site and the grassed bund on these boundaries would be retained and this is considered to be a positive element of the scheme given the importance of these features in defining the character of the entrance to the settlement of Bar Hill. There are no objections to the proposals in this regard, subject to conditions relating to the details of the landscaping scheme.
84. The Urban Design Officer (UDO) has commented that the information submitted in the design and access statement demonstrates that the local context has been considered in designing the proposals, with the scale and massing of the apartment units considered to be acceptable. The four storey element of the development is considered to be a positive element of the scheme, providing a landmark building on the edge of the site which presents itself to the highway on the entrance to Bar Hill from the A14.
85. Communal amenity space would be provided for the flatted development in the north western corner of the site, which would be well screened and linked via footpath to the entrance to the site. The equipped area of open space would be centrally located between the eastern and western elements of the development and would be positioned to allow a high degree of legibility and permeability throughout the scheme, connecting to the pedestrian crossing on the highway on the southern boundary of the site. The level of private amenity space associated with the dwellings is considered to meet the requirements of the District Design Guide as all of the garden areas meet or exceed the 80 square metre minimum area for properties with 3 or more bedrooms and 50 square metres for smaller properties. The flatted development would be served by adequate public amenity space when factoring in the private space provided to those apartments served by balconies.
86. The applicant has submitted a public art strategy which includes wall climbing plants on the apartment block adjacent to the entrance to the site, feature trees and a low wall along the north south access road, a tree forming a focal point at the junction between the north-south and east-west access roads, artwork within the retaining wall to be erected, climbing plants on the southern elevation of the swimming pool building, artwork to the boundary wall of the eastern parcel of the development and feature trees marking the entrance to that part of the development. These elements combined are considered to ensure a high quality finish to a high specification scheme. The works to the southern elevation of the swimming pool building would improve the appearance of the development, alongside the public open space which will present itself as the southern entrance to the site following removal of sections of the grassed bunding. The final details of the public art scheme are to be secured by condition.
87. Following input from the Design Enabling Panel, the scheme has been designed to a

high specification, achieving Code for Sustainable Homes level 4, green roofs for the flatted development, rainwater harvesting and design features including balconies for each of the flats and details such as recessed guttering and high specification glazing. The buff brick elevations would add a high quality finish to the scheme, which is considered to be particularly important in relation to the flatted development, which will occupy prominent positions at the front of the site.

88. Overall, the scale and massing of the scheme are considered to be appropriate for the location. It is considered justifiable and an effective design approach to propose taller buildings at the western edge of the site, scaled back to smaller buildings in the eastern parcel. This allows a 'landmark' building to provide a focal point on the entry to Bar Hill adjacent to the roundabout, alongside a development which would also preserve the open character of the Green Belt to the south east.

Trees

89. The Tree Officer has confirmed that a number of the trees on the site are the subject of tree preservation orders but has no objections to the application, subject to a condition securing the methods of tree protections outlined in the survey by Broad Oak Tree Consultants Ltd submitted with the planning application. It is considered that the protected trees of the highest amenity value would be retained and that the additional planting would provide a biodiversity enhancement which is an environmental benefit of the scheme. Specific details of the species mix, number and location of new planting can be conditioned alongside the protection of the existing trees to be retained.

Ecology

90. The District Council Ecologist has raised no objection to the proposals, confirming that the development is unlikely to have a detrimental impact on the biodiversity value of the site. The inclusion of biodiversity enhancements within the design of the scheme, such as vegetated climbing systems and green roofs represent biodiversity enhancements as encouraged by the NPPF but there is a need for more information on the species to be planted and more nesting boxes should be considered throughout the development site. These details can be secured by condition.

Highway safety and parking

91. The Highway Authority has raised no objections to the proposals, which would utilise existing accesses into the site which serves the hotel development. The pedestrian link is considered to be a positive element of the scheme as it is within a controlled speed area (40mph) and would be required to be constructed to the Highway Authority's specification and would actually act as a traffic calming measure as a result. This would also encourage use of the hotel facilities by existing residents in Bar Hill as well as occupants of the properties.
92. The scheme proposes 61 car parking spaces which meets the requirements of the LDF policy which requires 1.5 spaces per property across developments with additional spaces for visitor parking. Given that 6 of the units would be 1 bed (where one car parking space per property is accepted), the sustainable location of the site, and the fact that the site is within extremely close proximity of a regular 7 days a week bus service are factors which are considered to render the level of car parking provision proposed acceptable. The fact that 64 cycle parking spaces would also be provided in addition is considered to further advance the case that parking provision is adequate for the size of the development proposed.

93. The proposal would result in the development of the space currently occupied by tennis courts and there is some associated informal parking in the area at present. However, this parking is separated from the main hotel car park, which, when combined with the area to the north east of the hotel (to be retained) has capacity for 100 cars, achieving the LDF standards for the 136 bedroom hotel. There is additional space left over at the rear of the hotel building for staff car parking.
94. Details of the exact location and form of the pedestrian link to be installed shall be secured by condition as this will require the developer to enter into a legal agreement with the County Council as Highway Authority.

Residential amenity

95. In relation to the plots within the development, the side elevation of the unit at H1 is in close proximity to the rear elevation of the flatted development at Block B. There is only one opening in the affected elevation of the property at plot 1, which serves a landing and could be obscurely glazed by condition, as it does not serve a habitable room.
96. The corresponding windows within the layout of the flatted development as originally submitted served bedrooms on both the second and third floors which, given that these are primary windows in bedrooms, could not be obscurely glazed without adversely affecting the living conditions of the occupants. The northern most of the affected windows on both floors have been amended so that they would be adjacent to the corner of the property at plot 1 and therefore the extent of overshadowing would, on balance, not be considered harmful to the respective rooms, due to the orientation of plot 1 in relation to the flatted development.
97. The southern most bedroom in the 2 affected flats would have directly faced the gable of plot 1 at a distance that would have been overbearing in terms of overshadowing. The scheme has been revised to swap the location of these bedrooms with kitchens (not habitable rooms) and ensure that each of those bedrooms have an acceptable outlook from the southern elevation of the building.
98. The relationships between all of the other plots are considered to be acceptable in the proposed arrangements, subject to the obscure glazing of windows on the corresponding side elevations of the dwellings.
99. Neighbour representations have made reference to the impact of overlooking from the balconies associated with the flatted development on the existing properties on the opposite side of the highway to the south of the site. The separation distances between the balconies and these properties would be in excess of 40 metres which is considered to be sufficient to mitigate unreasonable overlooking, in accordance with the Design Guide. The shortest separation distance between the proposed units and those neighbouring properties is 20 metres, this being where the side elevations of the southern most properties at site 2 face the southern boundary of the site. Given that these would be gable elevations of the proposed units, this relationship is considered to be acceptable. The fact that the highway intersects this relationship is considered to further reduce the impact of the proposed units on the amenity of neighbouring residents.
100. In relation to noise, the measures to limit noise from the hotel and the installation of triple glazing within the windows of the development are considered to be acceptable to the EHO, subject to conditions requiring an assessment of the noise associated

with air conditioning and compliance with the noise management measures contained within the noise assessment submitted with the planning application.

Surface water and foul water drainage

Surface water drainage

101. The site itself lies in Flood Zone 1 although land to the south east of the site is within flood zones 2 and 3 .The Lead Local Flood Authority has not raised an objection and is of the view that surface water drainage from the site will not be an issue, following the submission of an amended surface water drainage strategy, subject to suitable conditions being included in any consent.
102. The Environment Agency requires conditions to be included in any consent preventing surface water and contamination issues in a sensitive area. These can be included in any consent.

Foul water drainage

103. Anglian Water has confirmed that the wastewater treatment plant at Uttons Drove has sufficient capacity to deal with the additional flows from the development.
104. In terms of foul water. Anglian Water has confirmed that there is capacity within the sewage network to cope with the additional demands placed on the existing infrastructure.

Section 106 contributions

105. In addition to the requirements of the County Council as Education Authority already identified in this report, the Parish Council have been consulted to ascertain whether there are any specific projects relating to the upgrading of open space and/or community facilities within Bar Hill for which a contribution could be sought via the Section 106 Agreement. A decision by the Parish Council is expected on 22 July and therefore officers will provide a written update for Members prior to the planning committee meeting.
106. Household Waste Receptacles charged at £72.50 per dwelling and a monitoring fee of £1,500 (flat fee) would also be applied. This would be in addition to any specific open space and infrastructure projects that the Parish Council advise of and which are considered by officers to meet the CIL regulations in terms of being proportionate in scale, located within reasonable proximity of the development and demonstrably necessary to make the scheme acceptable in planning terms.

Other matters

Environmental Health

107. The Public Health Specialist has commented that the Health Impact Assessment has been assessed as Grade B, which meets the required standard of the SPD Policy. The scheme is therefore acceptable in this regard.
108. In relation to noise, the EHO is in general agreement with the findings of the noise assessment and the methodology used. The report has addressed previous concerns regarding noise levels on the site and specific noise sources resulting from the hotel use. The proposed mitigation scheme now includes measures to reduce noise levels

resulting from the function rooms within the hotel. Further measures to prevent noise escaping through doors and windows, particularly in summer months, need to be considered. Internal maximum noise levels within bedrooms of the proposed development at night are not considered although the EHO considers these are likely to be acceptable. Further assessment in this regard could be conditioned to ensure that the proposed mitigation measures are sufficient. The proposal to include a noise attenuation barrier around the external plant of the hotel is supported but details of the exact specification and level of noise mitigation will be required by condition. Details of the ventilation systems to be installed within the dwellings will also be required to ensure that noise from these systems is adequately controlled. This can also be secured by condition.

109. The Air Quality Assessment submitted with the planning application has been assessed by the EHO and it is considered that the air quality in this sensitive location would not be adversely affected by the proposed development. No objection is raised, subject to the imposition of conditions relating to the environmental credentials of vehicles used during the construction process, details of the renewable energy generating technology to be used to supply the proposed development and the inclusion of electric vehicle charging points within the development.
110. The site is considered to be a low risk in relation to land contamination and as such it is considered that a scheme of investigation into any potential harm and suitable remediation can be secured by condition, to ensure that the construction of the development does not result in any adverse impact in this regard, acknowledging the sensitive end use proposed for the site.
111. Noise, vibration and dust minimisation plans will be required to ensure that the construction phase of the scheme would not have an adverse impact on the amenity of neighbouring residents. These details shall be secured by condition, along with a restriction on the hours during which power operated machinery should be used during the construction phase of the development and details of the phasing of the development.
112. The applicant will be required to complete a Waste Water Design Toolkit and waste audit strategy in order to show how it is intended to address the waste management infrastructure, and technical requirements within the RECAP Waste Design Management Design Guide. These details shall be secured by condition, alongside the securing of a Site Waste Management Plan. Provision of domestic waste receptacles by the developer will be secured via the Section 106 agreement.
113. The applicant has indicated that a minimum of 10% of the energy needs generated by the development can be secured through on site renewable sources. A condition will be required to ensure that the noise impact of any plant or equipment for any renewable energy provision such as air source heat pumps is fully assessed and any impact mitigated.

Conclusion

114. Policy 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 Minor Rural Centres as secondary to Rural Centres in the hierarchy of settlements. This remains a valid purpose in assessing the overall impact of the proposal. 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 as 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.

115. Bar Hill is classified as a Minor Rural Centre and is considered to have a good range of services and facilities as outlined in the main body of this report. The site is located close to existing bus services. It is considered that the deficit in capacity at pre-school, primary school and secondary school level can be adequately addressed through extensions to these facilities which can be secured via the section 106 Agreement. The fact that bus services exist close to the site which would allow commuting to and from Cambridge is both a social and an environmental benefit of the scheme.
116. In addition to the ability to mitigate the harm in relation to the capacity of services and facilities, it is considered that the scheme includes positive elements which enhance social sustainability. These include the provision of 15% affordable housing (which is the highest level that can be provided for the scheme to remain financially viable) within the development and public open space, including equipped play space. The package of contributions to be secured through the Section 106 towards the enhancement of offsite community facilities would be a wider benefit of the proposals, further enhancing the social sustainability of the scheme. The Section 106 agreement can also secure details of the management of the on site open space and sustainable drainage systems proposed as part of the scheme.
117. The scheme has been designed to a high specification and will respond to the design aspiration of achieving a landmark development at the entrance to Bar Hill. Whilst the level of affordable housing is below the 40% required by policy, officers are of the view that the level of provision at 15% (6 units on site) has been justified by the applicant on viability grounds and this has been verified by independent consultants Carter Jonas.
118. The scheme is considered to have addressed the initial concerns regarding surface water drainage and there are no objections from any of the other statutory consultees, including Anglian Water, The Environment Agency and the Local Highway Authority. Noise and air quality are sensitive issues on this site. However, the applicant has provided detailed mitigation measures regarding noise which can be secured by condition and there are no objections regarding air quality, subject to the imposition of standard conditions. The scheme is considered to preserve the amenity of neighbouring residents and, on balance, the living conditions of the future occupants of the development. It is considered that the proposal would retain adequate provision for parking associated with the hotel use as well as make adequate provision for parking to serve the proposed dwellings. There is no objection to the location of the pedestrian crossing over the highway which will provide pedestrian access via the southern boundary of the site, subject to the details of construction which can be secured by condition.
119. Overall, it is considered that the significant contribution that 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 the potential landscape and environmental 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.

Recommendation

120. Officers recommend that the Committee grants planning permission, subject to conditions based on the following and grant delegated powers to officers to complete the section 106 agreement (covering issues outlined in this report).

Draft conditions

- (a) Time limit for implementation
- (b) Approved plans
- (c) Details (including samples) of all building materials
- (d) Landscaping details
- (e) Contaminated land assessment
- (f) Dust, noise, vibration mitigation strategy
- (g) Noise assessment including necessary mitigation measures relating to the internal room conditions of the development
- (h) Compliance with noise assessment mitigation measures relating to hotel use
- (i) Details of renewable energy generation within the development and associated noise assessment and mitigation measures – 10% renewables and compliance.
- (j) Scheme to detail provision of pedestrian crossing
- (k) Details of public art strategy
- (l) Foul water drainage scheme
- (m) Surface water drainage scheme
- (n) Sustainable drainage strategy
- (o) Tree Protection measures
- (p) Compliance with flood risk assessment
- (q) Traffic Management Plan
- (r) Compliance with tree survey including protection measures
- (s) Details relating to the construction of the access roads
- (t) Pedestrian visibility splays
- (u) Ecological enhancements including bird and bat boxes
- (v) Scheme for maintenance of green roofs
- (w) Site waste management plan
- (x) Restriction on the hours of power operated machinery during construction
- (y) Phasing of construction
- (z) Approved ecological surveys
- (aa) Conditions relating to air quality
- (bb) Compliance with ecological survey submitted
- (cc) External lighting to be agreed
- (dd) Cycle storage
- (ee) Screened storage
- (ff) Boundary treatments
- (gg) Details of noise attenuation barrier
- (hh) Waste Management Toolkit
- (ii) Waste water management plan
- (jj) Construction environment management plan
- (kk) Details of piled foundations
- (ll) Fire hydrant locations
- (mm) Obscure glazing of specific windows
- (nn) Contaminated land assessment and compliance with agreed mitigation

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 Reference: S/0851/16/FL

Report Author:

David Thompson
Telephone Number:

Principal Planning Officer
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Your ref:
Our ref: CBNJ0001079

21 July 2016

Dear Sirs

HALLMARK HOTEL, BAR HILL, CAMBRIDGESHIRE – PLANNING APPLICATION FOR 40 DWELLINGS – REF: S/0851/16/FL

1. We are writing in connection with the above planning application with a brief summary on the viability appraisal submitted by the applicants and on the outcome of our discussions.
2. Firstly, and by way of explanation a viability appraisal deducts from the total expected sale prices (GDV) the construction costs, an amount representing a reasonable land value (benchmark value) and any S106 financial contributions that are required so as to derive any surplus/profit. If this surplus is at or above an acceptable level the scheme will be viable but if there is insufficient profit it will not be viable. In that event adjustments would need to be made above or below the line for example by changing the market/affordable mix so as to increase the GDV, or by reducing the S106 financial contributions.
3. The applicants' appraisal submitted that the scheme could not support the provision of affordable housing and that even with 100% market dwellings the return would be lower than would be required to be viable.
4. At the start of the process the applicants sought to justify the site value as the difference in value for the entire hotel site with and without the area intended for residential development. This was not accepted as the benchmark value must represent a sale between unconnected parties. They then suggested it would be possible (as an alternative to the proposed residential development) to construct a budget hotel. Whilst a realistic alternative development would be an acceptable way to establish site value this was not considered to be sufficiently supported and would be considerably 'at risk'.
5. Nevertheless benchmark value should take into account the National Planning Policy Framework (NPPF) which says that viability should provide competitive returns to a willing landowner and a willing developer to enable the development to be deliverable. Paragraph 173 states '*to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, affordable housing standards, infrastructure contributions or other requirements should, when taking into account the normal cost of development and mitigation, provide*

competitive returns to a willing landowner and a willing developer to enable the development to be deliverable’.

6. So, benchmark value should, subject to an appropriate adjustment for risk, take account of current market prices paid for development for which a similar planning permission has already been secured and any planning obligation requirements are known. Whilst the site is outside the village framework, the site may be considered to be in a sustainable location and there is a desire for SCDC to meet their 5 year housing supply.
7. For the GDV, there are few (if any) new home comparables within Bar Hill. So in assessing the expected sales prices for the scheme we had advised these will be greater than the value of other second hand properties within the village and akin to new home values in other nearby villages which might also depend on the A14 for access into Cambridge. As a result our view on GDV was slightly higher than that put forward by the applicants.
8. With respect to construction costs the figures put forward by the applicants are higher than the mean, but within the range suggested by the Building Cost Information Service (BCIS). However, this is influenced by its high quality contemporary design, architectural standards and decorative features, to be energy efficient to code level 4 with triple glazing, green roofs, additional surface water attenuation and lifetime homes standards, most of which are a planning requirement.
9. The applicants provided a detailed cost budget for the development and our conclusions have been reached on the assumption that these are accepted by SCDC or could otherwise be justified to a planning inspector.
10. Planning policy requires the provision of 40% of dwelling numbers as affordable. Whilst the affordable dwellings would usually comprise a mix of 70% as rented and 30% as shared ownership we first prepared a viability appraisal based on a 50:50 mix between rented and shared ownership (all as flats) as a realistic expectation in this instance. This clearly demonstrated that the proposed development would not be viable if it was ‘planning compliant’.
11. So it will be necessary to adjust the affordable mix so as to increase the GDV to a point where the scheme can be considered viable. We have advised this balance would be achieved with a provision of 6 affordable dwellings. It is proposed that all of these be provided as shared ownership as two 1-beds, three 2-beds and one 3-bed flats. In addition the applicants will be required to make S106 financial contributions totalling an estimated £400,000. We would recommend that in the event that the calculated S106 contributions are below this threshold, then the difference up to the £400,000 limit should be made up as an additional commuted sum in lieu of affordable.
12. We would also recommend that in accordance with planning policy the applicants should be encouraged to complete the development (to the standards as proposed) as soon as possible so that this development can contribute to the shortage in housing numbers. This might be achieved by seeking provisions for a review mechanism within a time limit of say 3 years if this is not achieved.
13. As with any spreadsheet based calculation, the outcome can be very sensitive to the various input figures agreed, the principal ones being GDV, development costs and land value. As a result whilst it may be possible (for example with higher market values and/or lower costs) to justify a different outcome requiring more affordable dwellings, it could also be possible for the applicant to justify their original position with no affordable at all.

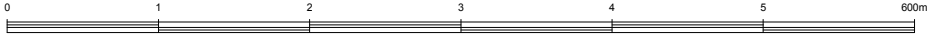
14. On balance, taking into account the risks (and potential costs) of an appeal we can recommend the proposed outcome to be acceptable to the council.

Yours faithfully

A handwritten signature in blue ink that reads "Carter Jonas". The signature is written in a cursive style with a large initial 'C'.

Carter Jonas LLP

E: mark.hallam@carterjonas.co.uk
DD: 01223 346604



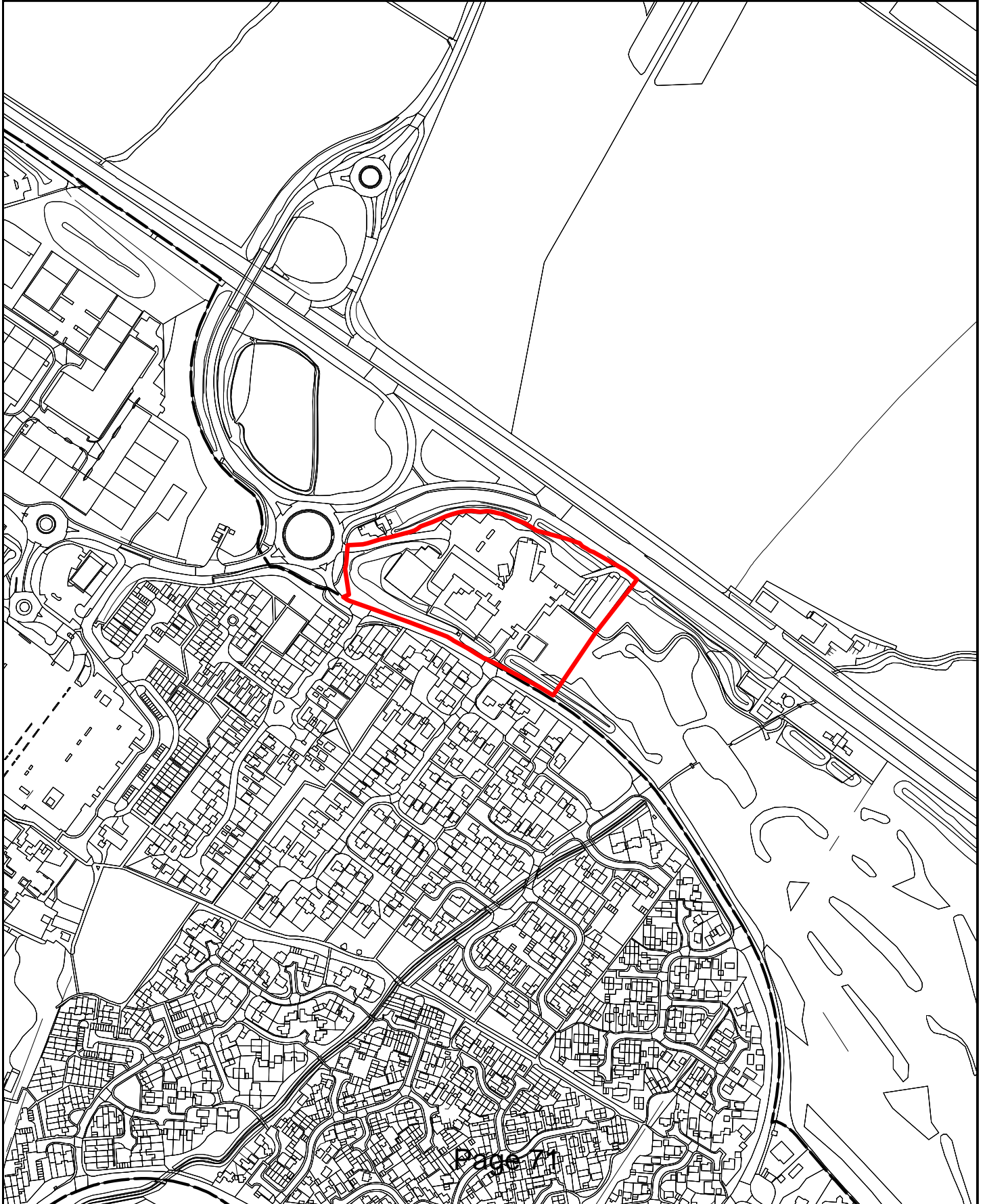
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Cambridgeshire
District Council**

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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 August 2016

AUTHOR/S: Head of Development Management

Application Number:	S/1040/16/FL
Parish(es):	Longstanton and Willingham
Proposal:	Extension of existing haulage yard along with associated infrastructure to provide additional HGV, trailer and car parking (part retrospective)
Site address:	Land to the rear of existing haulage yard and No. 5 Station Road, Longstanton
Applicant(s):	G Webb Haulage Ltd
Recommendation:	Delegated Approval
Key material considerations:	Principle of Development, Impact on the Character and Appearance of the Area, Highway Safety and Parking, Impact on Residential Amenity through Noise and Emissions and Other Matters
Committee Site Visit:	2 August 2016
Departure Application:	Yes
Presenting Officer:	Lydia Pravin, Senior Planning Officer
Application brought to Committee because:	Relevant material considerations raise significant planning concerns due to the scale of development proposed
Date by which decision due:	13 July 2016 (Extension of time requested until 03 August 2016)

Executive Summary

1. The site consists of an area of almost 0.8 hectares and currently comprises an existing haulage yard situated to the west of the B1050 Station Road. There is access off Station Road and the site has significant hedging on the eastern boundary. Within the site there is an office building to the front of the yard with staff and visitor parking area. Centrally in the yard are workshop buildings with the rest of the yard surfaced with hardcore.
2. The site is bounded by hedging, hedgerow trees and steel security fencing, and by No.5 Station Road to the south of the existing haulage yard consisting of a bungalow. The land is designated as agricultural land that has been used for 'hobby farming' of sheep and goats in connection with No. 5 Station Road.

The proposed development is for extension of existing haulage yard along with

3. associated infrastructure to provide additional HGV, trailer and car parking (part retrospective). A portion of the land to the west of No. 5 Station Road which will facilitate the car parking area consisting of compacted granular pavement construction with geogrids as necessary and the pavement construction to be lined with suitable sealed geomembrane with a composite geo-synthetic drainage and protection layer has already commenced on site.
4. There are currently 53 car parking spaces and 45 HGVs and trailers enabling 53 full time staff. The proposed development will provide 86 car parking spaces (an additional 33 spaces) which included 3 visitor car parking spaces and 4 disable car parking spaces. There will be 8 cycle spaces and 71 HGVs and trailers (an additional 26 spaces) and will facilitate 78 full time staff (an increase of 25 staff).
5. Officers consider the scale of the development proposed will be significant, however the proposed development is an expansion and the economic benefits of the scheme will create 25 additional local jobs. There is not considered to be a significant landscaping and ecology impact and the loss of the agricultural land is outweighed by the benefits of the scheme. There is not considered to be significant harm to the local transport network or highway safety with access to sustainable modes of transport and there is proportional car and cycle parking facilities associated with the development.
6. The impact on residential amenity through noise and emissions is on balance considered acceptable in light of technical documentation which has been assessed. Sufficient surface water and foul drainage considerations have been addressed and the site is not considered to cause a significant flooding issue.
7. Therefore having regard to applicable national and local planning policies, and having taken all relevant material considerations into account there are not considered to be any adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as outlined in paragraph 14. It is therefore considered that planning permission should be approved in this instance subject to conditions.

Planning History

8. S/2307/01/F – Replacement workshop – approved
S/0427/01/F – Office extension – approved
S/1127/84/F – Use of land for transport yard – approved
S/1347/91/O – Erection of workshop building – approved
S/1094/86/F – Extension to office – approved
S/1497/85/O – Erection of a workshop building – approved
S/1010/85O – Erection of warehouse/workshop building - refused
S/0661/80/F – Change of use from haulage yard to sales and service of agricultural and farm machinery – approved

9. **Planning Policies**

National Planning Policy Framework (NPPF) 2012
National Planning Practice Guidance

10. *South Cambridgeshire LDF Core Strategy, adopted July 2007:*

ST/5 Minor Rural Centres (Willingham)
ST/6 Group Villages (Longstanton)

11. *South Cambridgeshire LDF Development Control Policies Development Plan Document, adopted July 2007:*

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
ET/5 Development for the Expansion of Firms
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage – Alternative Drainage Systems
NE/11 Flood Risk
NE/14 Lighting Proposals
NE/15 Noise Pollution
NE/16 Emissions
NE/17 Protecting High Quality Agricultural Land
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact

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

District Design Guide SPD – adopted March 2010
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009

13. *South Cambridgeshire Local Plan Proposed Submission July 2013*

S//3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/9 Minor Rural Centres
S/10 Group Villages
HQ/1 Design Principles
E/16 Expansion of Existing Businesses in the Countryside
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
SC/10 Lighting Proposals
SC/11 Noise Pollution
SC/12 Contaminated Land

SC/13 Air Quality
SC/15 Odour and Other Fugitive Emissions to Air
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

Consultation

14. **Longstanton Parish Council** – objects with the following comments:
- With the imminent commencement of construction on the Northstowe Phase 1 site, it is believed there will be an increase in pedestrian movement on the B1050 to the north of Longstanton including that of children crossing this road to attend the new primary school. This development would affect highway safety for these vulnerable road users.
 - It is felt that this development would have a detrimental effect on the area in that it is sited within a residential area and therefore not in keeping.
 - Councilors are concerned about the potential increase in air borne pollution from the additional diesel run vehicles the haulage yard would be looking to bring in.
 - Council members consider that this development would have considerable impact on those individual properties neighbouring the yard in that there would be additional noise and disturbance. The applicant has stated that the fence would be more appropriate but this does not affect the vehicles entering and leaving the site in proximity to residential properties.
 - The Council understands Mr and Mrs Sheridan have contacted the Planning Authority with respect to this development and the Council supports the comments raised by these residents.
15. **Willingham Parish Council** – commented:
Willingham Parish Council recommend approval provided that applicant increases the radius of the turn in area of the site.
16. **SCDC Trees Officer** – commented:
I am concerned that the proposed extension to the haulage yard will lead to gradual attrition of the buffer hedge / trees along the southern boundary to the site. Whilst the quality of trees in this location is not a matter of debate, it is their collective value as a screen and also a dust filter from dust that will be generated by moving vehicles on the new surface.
17. The proposed new hard surface is sufficiently distant from the trees but it does not provide any physical barrier between the hard surface and the trees to prevent gradual encroachment. This could easily be achieved using a sturdy fence, most effectively an acoustic fence.
18. I don't have any objection to the application but strongly suggest you encourage an amendment for the provision of a fence along the southern boundary between the hard surface and the tree belt. If this is installed prior to the site preparation and new surface it will also provide a very effective tree protective barrier to prevent damage during construction.
19. **SCDC Landscape Officer** – commented:
No objection in principal but more details will be required by conditions.
- We will require full planting details of the proposed boundary and replacement planting including species, stock sizes planting rates and numbers, proposed establishment management and protection for both the new planting and

existing vegetation retained on site.

- It would be preferable if the proposed SUDs stored water in surface pools or basins rather than in underground structures which can impact on the water quality. An area of 17 x 17 x 1.0 meters could accommodate the runoff for both the lorry park and car park areas.
- We will require details of the proposed car park materials and construction.

20. **SCDC Ecology Officer** – commented:

I have no objection to the application and no further ecological information is considered to be required to inform the application.

21. The ecological survey report provided by SLR is welcomed. The report is inaccurate with regards to the likelihood of presence of reptiles, which are protected under UK law. For example, it is stated that common lizard are associated with aquatic habitat and that slow worm may be present. The distribution of slow worm is extremely limited in the district. Although there are records of common lizard approximately 1km to the south-east, the grazed habitat within the site is unlikely to be used by the species. Therefore, reptile surveys are not required to inform the application as reptile species are not reasonably likely to be present.

22. The recommended avoidance, mitigation and enhancement measures provided by the consultants are satisfactory. The recommendations are worded in what *should* rather than what *will* or *must* happen. I would advise that the wording in Section 5.1 needs to be updated and the report resubmitted or the suggested condition below may not be enforceable. However, if you consider that the current wording is sufficient to ensure compliance, I will defer to your judgement.

23. Please attach appropriately worded conditions to cover the following to any consent granted:

1) Ecological Mitigation

All works must proceed in accordance with the recommendations detailed in Section 5.1 of the *Ecological Appraisal* report (SLR, April 2016). This shall include measures to protect features of ecological interest, nesting birds and badger, including an update survey for badger if works do not commence before October 2016.

Reasons: To comply with the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.

2) External Lighting

Details of external illumination at the site shall be submitted to and approved in writing by the Local Planning Authority before installation. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without permission in writing from the Local Planning Authority.

Reason: To protect wildlife habitat in accordance with the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended) and the NPPF.

3) Biodiversity Enhancement

No development shall commence until a scheme for ecological enhancement consistent with Section 5.3 of the *Ecological Appraisal* report (SLR, April 2016) has been submitted 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 and the NERC Act 2006.

24. **SCDC Environmental Health Officer** – commented:
I wish to confirm that I have received a copy of the above application and have considered the implications of the proposal, along with the additional information supplied. I have no comment to make regarding the actual provision of extra vehicles and parking spaces as such. However I will comment on the SLR noise report dated April 2016 that accompanied the application.
25. The conclusion of that report is that this proposal should not be rejected on noise grounds and having looked at the methods applied and the figures presented I agree with the reports interpretation of the current noise standards. However on close reading of the figures it is apparent that the situation is already marginal regarding acceptability on noise grounds, although that appears to relate to other traffic and not just the current haulage yard in the morning at least.
26. My interpretation of the situation is therefore that this development would be taking place in a location already adversely affected by traffic noise and this development is arguably acceptable because it would not worsen the current situation significantly? I think there is clearly a balance to be drawn when considering the siting of this sort of business but on the basis of the figures provided it is clear to me a local authority should not want this sort of use in a more built up residential area than this is currently.
27. **SCDC Air Quality** – commented
In terms of local air quality management, the proposed increase in vehicle movements is unlikely to significantly worsen air quality in this area given the current, relatively good, air quality. The amount of traffic is unlikely to potential threaten 1-hour or 24-hour thresholds for certain pollutants as it is a relatively rural location currently where these targets are not being breached.
28. It is more likely that nuisance in terms of noise or odour would be potential issues given the proximity to residential properties and these issues I note have been covered by the Environmental Health Officer correspondence of 2/06/16. However, the area to the south of this site is soon to undergo significant residential development (Northstowe Phase 1) which will have a marked impact on local air quality and the Council have a substantial pre-commencement monitoring regime as a result, in the village of Longstanton.
29. Monitoring locations exist relatively near to the proposed development and would therefore gather relevant data for the additional traffic contribution created by these haulage vehicles (assuming the majority go towards the A14) as well as the Northstowe traffic. Therefore this data could be provided to any concerned residents if they wish to view it and will allow the council to accurately determine if air quality is significantly deteriorating in the area.
30. I therefore do not object to the proposed development on the basis of impacts to (or from) Local Air Quality and do not consider it necessary to require any further air quality impact assessment or associated measures through planning conditions attached to this permission.
31. **SCDC Contaminated Land** – commented:
There are no immediately evident environmental constraints that would attract a contaminated land condition; however the development is proximal to a potentially

contaminative land use. Recommend an informative is attached so that if contamination is found during the development this can be addressed.

32. **Local Highways Authority** – commented:
No significant adverse effect upon the Public Highway should result from this proposal, should it gain the benefit of Planning Permission.
33. **Highways England** – commented:
No objection. Highways Act 175B is not relevant to the application.
34. **Cambridgeshire County Council Transport Assessment Team** – commented:
The submission of a transport statement is acceptable. Existing Local Transport Network – it is noted that the guided busway and nearest Citi 5 bus stop is located within 800m of the site. The vehicle flows recorded are indicative of vehicle flows recorded for this road. The latest accident data has been obtained from CCC which shows there have been 6 collisions within approximately 1km of the site.
35. The analysis undertaken by the applicant shows that the proposal will not result in a detriment to road safety. The car and cycle parking provision is determined on merit. It is proposed to provide 82 car parking spaces in total an increase of 33 to the existing provision. There are no current cycle parking spaces and it is proposed to install 8 covered secure spaces. The car and cycle provision is acceptable.
36. Forecast Trip Generation - The proposals are to increase the space on the site to be able to accommodate an additional 25 employees and 20 trucks with 5 trailers. This would increase the staff employed at the site to 78. The majority of HGV movements into and out of the site are outside of the AM and PM peak periods of 07:00 to 08:00 and 17:00 to 18:00 which account for the expansion of the site. Therefore it is considered that there is not a significant impact of the development on the surrounding highway network.
37. With regard to Travel Plans, CCC has been reviewed and not commented on any detail of the Travel Plan at this stage. Targets / Measures of the travel plan will need to be subject to a condition should approval be given. However, the provision of a travel plan coordinator and information packs for employees is appropriate for this development. The Travel Plan annual surveys and reporting to CCC should be undertaken for a period of 5 years after the baseline survey has been completed.
38. Conclusions
Overall it is considered that the proposal will not have a detrimental impact on the public highway and as a result I have no objections to this application. The local planning authority may need to consider any other matters regarding potential disturbance to neighbours.
39. **Environment Agency** – commented:
Whilst the agency has no objection in principle to the proposed development we wish to offer the following recommendations and informatives.
40. We are reliant on the accuracy and completeness of the reports in undertaking our review and can take no responsibility for incorrect data or interpretation made by the authors.
41. The site is identified as being within floodzone 1 and less than 1 ha in area (m2) it would therefore fall under the Agency's Flood risk Standing Advice. See the following

link: <https://www.gov.uk/flood-risk-standing-advice-frsa-for-local-planning-authorities>

42. Recommendations regarding surface water drainage, foul water drainage disposal and pollution control. With regard to contaminated land the proposal is not considered to be high risk.

Representations

43. **Hazeldene, Station Road, Longstanton, CB24 3DS commented:**
1. Station Road, the Willingham side of the Guided Bus Line, is a residential area where development has not been permitted for many years, indeed our own family had a planning application for a single dwelling turned down purely on traffic concerns, i.e. an additional vehicle entering on to the road, as far back as the late 1960s. There has been no further development so how can the proposed increase in traffic of large lorries on this very busy road even be considered?
44. 2. This application is more suited to a specific industrial site not a residential area and the original application was approved only for single figure vehicles.
45. 3. Looking at the existing plans and the proposed plans, where are the 42 lorries and 3 trailers kept now if only an additional 20 lorries and 5 trailers necessitate the enormous site proposed?
46. 4. The Traffic Survey stating an average of 38/41 MPH surely means there has to be higher speeds to support this AVERAGE speed. We have long needed a speed camera on this road which is evident if you live along this stretch of road and try to safely cross the road. The fact that there have been no FATAL casualties is NO argument that the road is safe.
47. 5. There is considerable early morning noise when the lorries are leaving the site.
48. **Redcroft and Eastcote, Station Road, Longstanton, Cambridge, CB24 3DS commented:**
- Aware of the acquisition of 5 Station Road and that it was planned to use some of the newly acquired land for additional storage.
 - Concerned about the scale of the proposals which is at least double the scale of the current business.
 - Present operation is already out of character with the surroundings in terms of appearance and noise. The area is otherwise dominated by residential properties, orchards/ nursery's or horse liveries.
 - GHW is the only industrial site in the vicinity and is currently of reasonable size. Suggesting that the only industrial site in a rural/residential area could double in size is clearly changing the character of the neighbourhood significantly.
 - The outlook of Eastcote and particularly Redcroft would be transformed radically from grazing goats to an HGV parking lot.
 - The noise assessment study attached to the current proposal focuses exclusively on 5 Station Road and this raises a number of concerns as GWH own 5 Station Road this could be biased in its interpretation of the study. There would appear to be a conflict of interest in assessing the noise impact on this property. Noise travels and none of the closet neighbours (Ryecroft, Eastcote and Redcroft) except 5 Station Road have been considered in the noise impact assessment study. Eastcote is less than 10m away from Station Road. It is likely to be affected in a similar way. Redcroft is further away but has already complained about noise in the evening and at night and would be

further affected as levels are forecast to increase.

- Ryecroft is just across the road from the site and will be adversely affected by the increased number of vehicles entering and exiting the site.
- The noise levels only considered the noise levels on a Friday night and on a Monday morning. Vehicles transit the site throughout the day. More vehicles would lead to more noise.
- The noise study mentions noise in the middle of the night as if it were an accepted reference point to be noisy at night. The Council applied a noise/time restriction on the planning conditions for the site workshop in 2001 and 2002. Concerns about the existing and proposed noise levels. Another source being noise from slow moving vehicles in rush hour when the northbound traffic backs up from Longstanton to Willingham. GHW trucks contribute to this noise; increasing the number of trucks will also increase the number of vehicles queuing in the rush hour and resultant noise.
- To make it any more commercial would contradict several articles of the Local Plan as well as increase HGV traffic and the associated vibration and pollution through the nearby Northstowe community.
- Low frequency vibration from the trucks will have a similar impact to noise and the pollution from exhaust gases impacting on the neighbours. None of the properties on Station Road closest to GWH are of recent construction and are sensitive to low frequency vibration through the properties.
- No acknowledgement of the existing or proximity to their properties.
- There appears to have been a change of use (ahead of formal planning consent) for what use to be grassland to the rear of 5 Station Road which has already been covered with compacted hard core to facilitate its use as a car park for employees. Some trees have been taken down to allow access to this car park.
- There is also a very large heap of aggregates in evidence at the back of the site, whereas we understand the site is not supposed to accommodate any aggregates at all and is only designated as a site for lorry serving and storage.
- Unable to check whether there are any covenants on the site which would preclude anything other than agricultural use.
- The current proposal states that the number of trucks will increase from 42 to over 70 but we are not sure if 42 is an unauthorised starting point for the current year. The concern is whether the nominal 70 might be exceeded at some point in the future too.
- GWH stores aggregates at Station Yard (just north of the guided busway) but we don't know if this is an approved use for that site. Another concern is whether there is a risk of aggregates being stored behind 5 Station Road at some point in the future
- The following policies of the Local Plan would also appear to be compromised by the current proposal: Policy NH/2: Protecting and Enhancing Landscape Character. Policy NH/3 Protecting Agricultural Land, Policy NH/8 Mitigating the Impact of Development In and Adjoining the Green Belt, NH/9 Redevelopment of Previously Developed Sites and Infilling in the Green Belt.

49. Ryecroft Nursery, Station Road, Longstanton, CB24 3DS commented:

Object to the proposed development due to the impact on our standard of living for the reasons stated below:

- The dwelling is opposite the site entrance and since moving there in December 2014 feel the noise levels have increased considerably, especially with the addition of the vehicles speakers which are fitted to the HGV's which can be hear saying heavy good vehicle turning.
- Concerned by the noise coming from the existing use of the site.
- The original part of the house which faces the main road was built in the 1920s,

and still has the original stained glass windows to the front of the property which are part of the character of the house, these units are not double glazed so noise can be an issue. Our garden and patio area are within close proximity to the entrance of the site. Concerns about the impact of the noise on their habitable bedrooms.

- Concerned about the higher level of HGV's and other vehicles for the increased level of staff levels. Station Road is very congested already and are concerned about the increase in level of traffic for Northstowe.
- Concerned about the increase in fumes and smells from the increased level of vehicles entering and leaving the yard on a regular basis.

50. **Downham House, Station Road, Longstanton, CB24 3DS commented:**

- The B1050 is a significant route into the fens and already has experienced traffic growth as a result of development in the north and east of the county together with more localised development at Over and Willingham which will continue.
- The B1050 to the south of the application site (the route to the A14 from the application site) has been substantially altered recently to provide a street, with associated street scene furniture, through phase 1 of Northstowe and shortly will be a through road to a residential area.
- To the north of the application site there is a blind bend on the B1050 which at peak rush hour times lies on the route that the peak traffic takes in approaching the application site and its junction with the B1050.
- The applicant's application form indicates that there are at present 53 car parking spaces which will be increased to 86 spaces, an increase of 33 spaces, a percentage increase of 57.78%. The applicant's transport statement on page 11 records that there are 10 traffic movements from the application site, all travelling in the same direction as the peak traffic flow, 7 of which are cars. Applying the 57.78% increase to that figure will result in 11 cars using that junction if planning approval is granted which will be in addition to the HGV traffic.
- The current HGV spaces are expressed to be 45 spaces which are to be increased to 71 spaces, an increase of 26, a percentage increase of 57.78% again. The applicants transport statement on page 9 records that there are 13 HGV movements southbound on the B1050 at peak time (07:00 hours – 08:00 hours), page 11 suggest that 3 of those are from the present yard. Applying the 57.78% increase to that figure results in 4.73 HGVs leaving the site during the peak rush hour period. That increase will result in a total of 14.73 HGV movements on the B1050 during the peak rush hour, a 13.3% increase on present movements.
- The additional traffic movements cause by this junction need to be considered within the context of this stretch of the B1050 which is predominantly residential, agricultural or horticulture with no major junctions to reduce traffic speed. The access lies close to a blind bend and HGVs will be moving slowly out of this junction in peak traffic which is travelling at nearly 40 miles an hour, the speed recorded in the applicants transport statement.
- The Governments objectives are to encourage sustainable patterns of development, focusing development in, or next to existing towns and village, thereby preventing urban sprawl and discouraging the use of "greenfield" land. The application is a greenfield site and the applicant's ecological appraisal records the application site has been used for grazing in recent years and is surrounded by agricultural land.
- The application site is not in, or next to an existing town or village. A point that the Council has itself noted in its concern that the development will result in additional car movements for people community. The 57.78% increase in car

- parking spaces sought by the applicant would tend to support such a concern.
- This area is one of the areas that is supposed to represent green space between the new settlement of Northstowe and the adjoining existing settlements. The application will nearly double the existing operational site and will be a major incursion into the green space between settlements.
 - Concerns about the noise assessment report only considering the noise impact on No 5 Station Road which from the applicant's submission appears to be in its ownership. The proposed attenuation measures only benefit that property. There are two other properties, Eastcote and Redcroft, which are very close to the application site, Eastcote lies adjacent to No 5 and seems not to benefit from any noise attenuation measures.
 - The application site is accessed through the existing site and there is no indication that it is being operated as a separate yard, consequently the noise impact on the house known as Ryecroft which lies opposite the existing yard should also be considered. For these reasons I believe the proposed development is inappropriate.
 - If you are minded to grant permission, then I would suggest the following conditions are imposed:
 - (a) Noise attenuation measures which are adequate to prevent disturbance to all of the residential properties within the vicinity are imposed, following a further noise attenuation assessment considering all the neighbouring properties.
 - (b) Sufficient landscaping is introduced to the scheme to minimise the impact of the surrounding countryside and neighbouring residential properties.

Planning Assessment

Principle of Development

51. The site is located outside of the Development Frameworks of Longstanton and Willingham and designated as being in the open countryside. The adopted LDF policy DP/7 and draft Local Plan policy S/7 share the aim in restricting development outside of urban and village frameworks to agricultural, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside.
52. 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 (which includes land designated as Green Belt in adopted plans for instance).
53. National Planning Policy Framework adopted March 2012 (NPPF) paragraph 210. states planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 211. goes on to say for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. However, as stated in paragraph 212 the policies contained in the NPPF are a material consideration which local planning authorities should take into account from the date of its publication.
54. It falls to the Local Planning Authority as decision maker to assess the weight, if any, that should be given to existing policies. The Council considers this assessment

should, in the present application, have regard to whether the principle of allowing the expansion of the existing business including whether the existing policy continues to perform a material planning objective and whether it is consistent with the policies of the NPPF.

55. The policies within the existing Local Development Framework (LDF) aim to focus all new development, including the expansion of existing employment sites, on sites within the village framework. Policy ET/5 relates to the expansion of firms but states that this applies to sites that are either within the framework, previously developed sites or very close to the edge of a village framework. The site is located outside of the village frameworks of Longstanton and Willingham and is approximately a kilometre from the settlement boundaries. The site is therefore not considered to be very close to the village frameworks. The land is also considered to be undeveloped agricultural land.
56. Policy ET/5 goes on to state a firm or business will be considered 'existing' if a significant element of its operation has been based in the Cambridge Area for a minimum of five years prior to the date of any planning application for development and within that time it has maintained a viable business operation locally. Expansion will not be permitted where it causes problems with traffic, noise, pollution or other damage to the environment. It would not be permitted if it would conflict with other policies of the Plan.
57. Paragraph 216 of the NPPF and paragraph 019 of the NPPG states from the day of publication decision-takers may give weight to relevant policies in emerging plans according to:
 - The stage of preparation of the emerging plan;
 - The extent to which there are unresolved objections to relevant policies; and
 - The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework.
58. The draft Local Plan examination hearings recommenced on 07 June 2016 with joint hearings. The relevant policy in the determination of this application is E/16 Expansion of Existing Businesses in the Countryside of the draft Local Plan. This policy received four representations, two supporting this policy and two objecting. Fundamentally this policy is considered to align more closely with paragraph 28 of the NPPF which enables economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Therefore prior to the receipt of the Inspectors Report, some weight can be given to the emerging Local Plan policy and it can be given greater weight than Policy ET/5 of the adopted LDF due to it being more consistent with the NPPF.
59. Policy E/16 of the draft local plan states:

The expansion of established existing firms that are outside development frameworks will be permitted where:

 - a) The proposal is justified by a business case demonstrating that the business is viable and has been operating successfully for a minimum of 2 years.
 - b) There is a named user for the development, who shall be the first occupant. A planning condition will be attached to any permission to this effect.
 - c) The proposal is of a scale appropriate in this location, adjacent to existing premises and appropriate to the existing development.
 - d) There is no unacceptable adverse impact on the countryside with regard to scale, character and appearance of new buildings and/or changes of use of land.
 - e) Existing buildings are reused where possible.
 - f) The proposed development would not (by itself or cumulatively) have a significant

adverse impact in terms of the amount or nature of traffic generated.

60. The planning application states that G. Webb Haulage Ltd was founded in 1947 and has been operating successfully from the current location since 1981 and the application is made by G. Webb Haulage Ltd the current owners and occupiers of the site. The scale of the expansion is significant with the site currently having provision for 53 car parking spaces and 45 HGVs and trailers enabling 53 full time staff. The proposed development will provide 86 car parking spaces (an additional 33 spaces), 8 cycle spaces and 71 HGVs and trailers (an additional 26 spaces) and will facilitate 78 full time staff (an increase of 25 staff).
61. The scale of development is significant in this location, however, there will be significant economic benefits as it would allow G. Webb Haulage Ltd to continue to operate from their existing location, where they have been for over 30 years, and support growth of the company. The proposed development will provide 25 additional local jobs for the surrounding rural communities and contribute to the Council's established target of 22,000 new jobs in the district by 2031 in line with policy S/5 Provision of new jobs and homes of the draft Local Plan.
62. The other material planning considerations which are pertinent to the principle of this development are the impact on the character and appearance of the area including the change of use of the land from agricultural. The impact of the development on the open countryside, the impact on residential amenity through noise and emissions and the impact on the highway network and car parking considerations which will now be considered.

Impact on the character and appearance of the area:

63. Policy DP/2 of the adopted LDF states all new development should preserve or enhance the character of the local area, conserve or enhance important environmental assets of the site and include high quality landscaping with the scale and character of the development and its surroundings. Policy DP/3 of the adopted LDF states planning permission will not be granted where the proposed development would have an unacceptable adverse impact on the countryside and landscape character and on the best and most versatile agricultural land.
64. The first material planning consideration is the impact on the open countryside. The site is screened from public view by existing buildings fronting Station Road and existing perimeter planting and therefore the visual impact is not considered to cause significant harm to the open countryside. SCDC Landscape Officer has requested further details by way of condition of further planting details along the proposed boundary, replacement planting details, and the management and protection for both the new planting and existing vegetation retained on site.
65. It would be reasonable to condition prior to the first use of the site these details are provided due to a portion of the land to the west of No. 5 Station Road which will facilitate the car parking area has already been constructed. This will ensure the development is properly assimilated into the area and the trees along the southern boundary are protected in the long term from encroachment which was raised by the Trees Officer in accordance with policies DP/2 and DP/3 of the adopted LDF.
66. SCDC Landscape Officer also requested conditions stating it would be preferable if the proposed SUDs stored water in surface pools or basins rather than in underground structures which can impact on the water quality. This is discussed in the other matters section as this relates more to the impact on the drainage of the site.

67. Paragraph 206 of the NPPF states planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
68. Details of the proposed car park materials and construction were also requested as a condition by the SCDC Landscape Officer. Information was provided on the car park materials which will consist of compacted granular pavement construction with geogrids as necessary and the pavement construction to be lined with suitable sealed geomembrane with a composite geo-synthetic drainage and protection layer has already commence on site. Therefore sufficient details have been provided and it would not be reasonable to request further details in line with paragraph 206 of the NPPF.
69. In terms of the impact on the ecology of the site, policy NE/6 of the adopted LDF considers biodiversity. The ecological survey provided by SLR which concludes that the site is of low ecological value was assessed by SCDC Ecology Officer and no objection was raised to the application.
70. The recommended avoidance, mitigation and enhancement measures provided by the consultants were considered satisfactory. SCDC Ecology Officer raised concerns about the wording of the recommendations in what *should* rather than what *will* or *must* happen.
71. The recommended Construction Ecological Management Plan (CEMP) and biodiversity enhancement conditions cannot be pre-commencement conditions due to the development already commencing on site. A time bound condition for the applicant to provide a CEMP and a package of ecological mitigation/enhancement measures would be appropriate in this instance in order to ensure biodiversity of the site is protected in line with policy NE/6 of the adopted LDF.
72. With regard to the external lighting condition requested it would be reasonable to condition this to ensure if external illumination of the site is required this can be controlled in order to protect the biodiversity of the site, to ensure there is no unacceptable adverse impact on the nearby properties and surrounding countryside in accordance with policies DP/2, DP/3, NE/6 and NE/14 of the adopted LDF.
73. The proposed development will involve loss of grassland, two sheds and areas of scrub and hedgerow and is designated as Grade II agricultural land. Policy NE/17 Protecting high quality agricultural land states the District Council will not grant planning permission for development that would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless the land is allocated in the Local Development Framework or sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.
74. The land is considered to be of some value, however, the sustainability considerations of the proposed development which include the limited landscape and ecology impact combined with the significant economic gains with the need for the development to be located in this area as it is an expansion of the existing business are significant. In line with paragraph 14 of the NPPF the loss of the agricultural land is not considered to outweigh the benefits of the scheme.

Highway Safety and Parking

75. There are currently 53 car parking spaces and 45 HGVs and trailers enabling 53 full

time staff. The proposed development will provide 86 car parking spaces (an additional 33 spaces) which included 3 visitor car parking spaces and 4 disable car parking spaces. There will be 8 cycle spaces and 71 HGVs and trailers (an additional 26 spaces) and will facilitate 78 full time staff (an increase of 25 staff).

76. With regard to the impact on highway safety the Local Highways Authority did not raise any concerns about the proposed development. Cambridgeshire County Council (CCC) Transport Assessment Team evaluated the Transport Statement and Travel plan which accompanies this application.
77. In terms of the existing Local Transport Network it is noted that the guided busway and nearest Citi 5 bus stop is located within 800m of the site with good quality cycle links and is well served by sustainable transport. The majority of HGV movements into and out of the site are outside of the AM and PM peak periods of 07:00 to 08:00 and 17:00 to 18:00 which account for the expansion of the site. Therefore it is considered that there is not a significant impact of the development on the surrounding highway network.
78. The Travel Plan identifies areas where non-car modes of travel may be reasonably encouraged and sets targets to reduce single occupancy car journeys and increase the number of staff who walk or cycle. Section 10.4 outlines these actions and measures which it would be reasonable to condition prior to the first use of the site to ensure the proposed development mitigates its travel impact in accordance with policy TR/3 of the adopted LDF.
79. The level of car parking provision satisfies criteria contained within the Traffic Advisory Leaflet 5/95 April 1995 which states that for car parks up to 200 bays disabled car parking for employees and visitors to business premises should be provided at a rate of:
 - One bay for each disabled employee plus two bays; or
 - 5% of total capacity (whichever is greater).
80. This amounts to a total of 4 disabled spaces for the proposed development which have been provided adjacent to the main office building. Cambridgeshire County Council Transportation Assessment Team considered the car and cycle parking provision was acceptable. The proposed layout also provides space for cycle parking provision adjacent to the main office building. It would be reasonable to condition the precise details of the cycle parking through condition prior to the first use of the site to ensure they do not have cause adverse visual harm to the open countryside in accordance with policy DP/2 and DP/3 of the adopted LDF.

Impact on Residential Impact through Noise and Emissions

81. The site is bordered to the south by No. 5 Station Road which is owned by the applicants and acoustic fencing has been proposed to mitigate the impact of noise from the development on this dwelling on the western rear boundary in accordance with policy NE/15 of the adopted LDF. There are two dwellings, Eastcote and Redcroft located further to the south of No.5 Station Road. Eastcote's rear garden is approx. 25 metres from the acoustic fencing and boundary of the proposed development with Redcroft some 40 metres distance. Ryecroft is located diagonally across the road from the entrance to the site and the distance measures approx. 32 metres.
82. Concerns were raised regarding the noise and emissions from the proposed development on the neighbours. SCDC Environmental Health Officer commented on the SLR noise report dated April 2016 that accompanied the application. Although

there is significant noise this is related to other traffic and not just the current haulage yard along Station Road which cannot be controlled by the proposed development.

83. SCDC Environmental Health Officer considered the methods applied and the figures presented in the noise report and concluded on balance the proposed development is considered acceptable and should not be rejected on noise grounds in terms of the impact on neighbouring residents.
84. In the Transport Statement it was confirmed during the morning network period between 07:00-08:00 hours only 10 vehicles utilised the access. Of the 10 vehicles utilising the access, 3 were classified as HGV.
85. In the context of the traffic flow along the B1050 Station Road during the morning peak period there were 987 vehicle movements. HGVs associated with the haulage yard constituted less than 1% of the total traffic volume.
86. The evening period data identified during 17:00 - 18:00 hours a total of 16 vehicles utilised the access. Of those 16 vehicles, 3 were classified as HGV.
87. In the context of the traffic flow along the B1050 Station Road during the evening period, (919 vehicle movements), HGVs associated with the haulage yard constituted less than 1% of the total traffic volume.
88. Across the 24 hour period a total of 96 vehicles egressed via the site access, of which 45 were classified as HGV. Of the 88 vehicles recorded turning into the site access, of which 24 were classified as HGV. In total 184 movements were generated by the haulage yard across the 24 hours period surveyed of which 69 were HGV.
89. In the context of noise from traffic flow along the B1050 Station Road during the 24 hour period surveyed (a total of 10,542 vehicles movements), HGVs associated with the haulage yard (69 movements) constituted less than 1% of the total traffic volume. Although concerns were raised by neighbours in connection with the noise as a result of the intensification when considered in the context of vehicle movements along Station Road it would not be reasonable to restrict hours of operation due to the expansion consisting of some of the existing haulage yard. Therefore under the tests outlined in Paragraph 206 of the NPPF it would not be enforceable. However, it would be reasonable to add an informative to bring to the applicants attention due to the proximity to neighbouring properties that the operation of large vehicles at unsociable hours could be subject to Statutory Noise Nuisance.
90. In relation the noise impact on No. 5 Station Road it would be reasonable to condition technical details of the acoustic fencing by tying these details prior to any residential occupation of No. 5 Station Road. Therefore in line with policy NE/15 Noise Pollution the proposed development is not considered to cause significant harm on the amenity of the residents sufficient to sustain a refusal of the application.
91. With regard to effect on air quality as a result of the proposed development, SCDC Air Quality commented in terms of local air quality management, the proposed increase in vehicle movements is unlikely to significantly worsen air quality in this area given the current, relatively good, air quality.
92. The Air Quality Officer also stated the area to the south of this site is soon to undergo significant residential development (Northstowe Phase 1) which will have a marked impact on local air quality and the Council have a substantial pre-commencement monitoring regime as a result, in the village of Longstanton.

93. Monitoring locations exist relatively near to the proposed development and would therefore gather relevant data for the additional traffic contribution created by these haulage vehicles (assuming the majority go towards the A14) as well as the Northstowe traffic. Therefore this data could be provided to any concerned residents if they wish to view it and will allow the council to accurately determine if air quality is significantly deteriorating in the area.
94. Therefore the proposed development is not considered to cause significant air quality concerns in accordance with policy NE/16 of the adopted LDF.

Other Matters

95. With regard to the impact on water and drainage infrastructure (policy NE/9 of the adopted LDF) and foul drainage (policy NE/10 of the adopted LDF). Any additional surface water runoff generated by an uplift in post-development impermeable surfaces and climate change over the lifetime of the development will be negated by the incorporation of sustainable drainage systems (SuDS) through a combination of appropriate methods across selected areas of the application site.
96. It is proposed that the management of surface water drainage will mimic the 'predevelopment' drainage regime and will be managed at source within the confines of the application site for up to and including the critical 1% AEP (1 in 100 year return period) storm event incorporating climate change allowances over the lifetime of the development. Therefore it would be reasonable to condition prior to the first use of the site the is carried out in accordance with the sustainable drainage strategy conducted by SLR to ensure there is appropriate surface drainage and foul drainage in accordance with policies NE/10 and NE/11 of the adopted LDF.
97. In terms of any flood risk in accordance with policy NE/11 of the adopted LDF. The application site measures marginally less than 0.8 Ha and therefore a Flood Risk Assessment (FRA) is not required. However, to a FRA has been prepared and accompanies this application.
98. The FRA found the Site to be located entirely within Flood Zone 1 with a low probability of flooding from rivers or the sea. In addition, no significant flood risks were identified and the proposed development is considered 'Less Vulnerable' to flood risk. Therefore, the site falls within the lowest flood risk category and is deemed to meet the requirements of the 'Flood Risk' Sequential Test as set out in NPPF.

Conclusion

99. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account there are not considered to be any adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as outlined in paragraph 14. It is therefore considered that planning permission should be approved in this instance.

Recommendation

100. Officers recommend that the Committee approves the application, subject to:

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the

following approved plans: 013 and 011 rev 1.

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

- (b) Prior to the first use of the site as a haulage yard, a landscaping scheme showing full planting details of the proposed boundary and replacement planting including species, stock sizes, planting rates and numbers, proposed establishment management and protection for both the new planting and existing vegetation retained on site. The details shall be submitted for the written approval of the Local Planning Authority and shall be carried out in accordance with the approved details. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason: To ensure the proposed development is properly assimilated into the area and the trees along the southern boundary are protected in the long term from encroachment in accordance with policies DP/2, DP/3 and NE/6 of the adopted LDF.)
- (c) The site shall cease to be occupied as a haulage yard and the land returned to its former condition within 28 days in the event of failure to meet any one of the requirements set out in (i) to (iv) below:
- (i) Within 1 (one) month of the date of this decision a scheme for ecological enhancement and mitigation consistent with Section 5.2 and 5.3 of the *Ecological Appraisal* report (SLR, April 2016) shall be submitted to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.
- (ii) Within 9 months of the date of this decision the scheme shall have been approved by the local planning authority or, if the local planning authority refuse to approve the scheme, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
- (iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
- (iv) The approved scheme shall have been carried out and completed in accordance with the approved timetable.
- (Reason – To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, policy NE/6 of the Local Development Framework adopted 2007, and the NERC Act 2006.)
- (d) Prior to the first occupation of No.5 Station Road, technical details including materials of the acoustic fencing on the western boundary shall be provided for the written approval of the Local Planning Authority. Development shall commence in accordance with the approved details.
(Reason: To ensure there is not significant noise concerns on the residential amenity of No. 5 Station Road in accordance with policy NE/15 and DP/3 of Local Development Framework adopted 2007.)
- (e) Prior to the first use of the site the drainage strategy shall be carried out in accordance with the approved plans and with the Flood Risk Assessment and

Surface Water Drainage Strategy carried out by SLR dated April 2016.
(Reason: To ensure a satisfactory method of surface water and foul drainage in accordance with policies NE/9 and NE/10 of the Local Development Framework adopted 2007.)

- (f) No external illumination at the site shall be permitted without the prior written approval of the Local Planning Authority including details of the location, design and technical specification of the lighting. Development shall be carried out in accordance with the approved details.
(Reason: To protect wildlife habitat, ensure residential amenity is impact is protected and there is not significant harm to the open countryside in accordance with policies NE/6, DP/2 and DP/3 of the Local Development Framework adopted 2007.)
- (g) Upon commencement of the first use of the site Section 10.4 of the Travel Plan produced by SLR dated April 2016 annual surveys and reporting to CCC should be undertaken for a period of 5 years after the baseline survey has been completed. Development shall be carried out in accordance with these details.
(Reason: To ensure the proposed development mitigates its travel impact in accordance with policy TR/3 of the Local Development Framework adopted 2007.)
- (h) Prior to the first use of the site details of the design and materials of the cycle parking shall be submitted for the written approval of the Local Planning Authority. Development shall commence in accordance with the approved details.
(Reason: To ensure the proposed development does no cause significant harm to the character of the area in accordance with policies DP/2 and DP/3 of the Local Development Framework adopted 2007.)

Informatives

- (a) If during the development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority.
- (b) Due to the proximity to neighbouring properties the operation of large vehicles at unsociable hours could be subject to Statutory Noise Nuisance.

Background Papers:

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

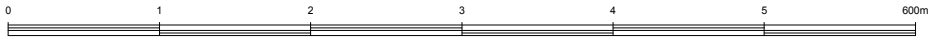
- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- South Cambridgeshire Local Plan Proposed Submission July 2013

- Planning reference file: S/1040/16/FL

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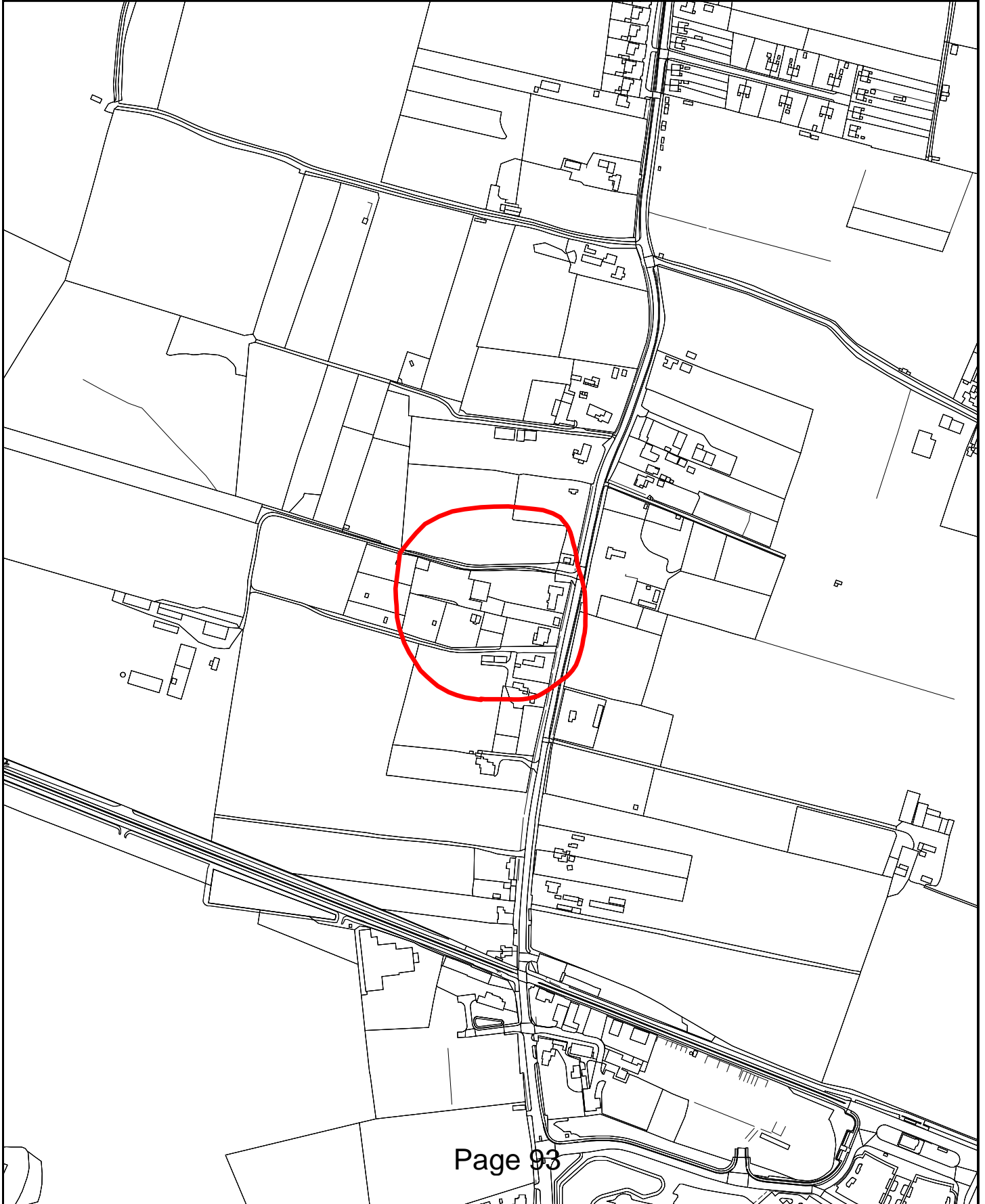
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Date of plot: 19/07/2016



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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 August 2016

AUTHOR/S: Head of Development Management

Application Number: S/1136/16/FL

Parish: Comberton

Proposal: Installation of 21 metre high lattice tower supporting 6 no. antennas and 2 no. transmission dishes, the installation of 3 no. radio equipment cabinets and a meter cabinet, a 2.1 metre high security fence and ancillary development works

Site address: Land at Manor Farm, Green End, Comberton, CB23 7DY

Applicant(s): CTIL and Telefonica UK Ltd

Recommendation: Approval

Key material considerations: Impact on the character and openness of the Green Belt, impact upon the countryside, and neighbour amenity.

Committee Site Visit: 2 August 2016

Departure Application: No

Presenting Officer: Alison Twyford, Senior Planning Officer

Application brought to Committee because: The application site is owned by a South Cambridgeshire District Councillor.

Date by which decision due: 23 June 2016

Relevant Planning History

1. S/1785/03/PNT- 15 Metre High Monopole Telecommunications Mast and Associated Development – Appeal allowed.

Planning Policies

2. *National Planning Policy Framework (NPPF) 2012*
Planning Practice Guidance
3. *South Cambridgeshire LDF Development Control Policies DPD, 2007:*
GB/1 Development in the Green Belt
GB/2 Mitigating development in the Green Belt.
DP/1 Sustainable Development
DP/2 Design of New Development

DP/3 Development Criteria
SF/8 Lord's Bridge Radio Telescope

4. *South Cambridgeshire LDF Supplementary Planning Documents (SPD):
District Design Guide SPD – Adopted March 2010*

Consultations

5. **Comberton Parish Council** – Supports (No other comments provided)
6. **Toft Parish Council** – No recommendation
7. **Local Highways Authority** – Recommends a method statement be provided to cover the proposed access routes and traffic management for the supply of the proposed equipment and servicing arrangements once installed
8. **Tree Officer** - No objection
9. **Rights of Way Officer** - Proposal does not impact upon any rights of way
10. **Lordsbridge Officer** - As there is a risk that a transmission network-link dish on the proposed tower could interfere with the measurements of the Observatory it is recommended that a condition be imposed to ensure no dish is pointed in a direction between 113 and 210 degrees East of North from the tower.
11. **Environmental Health** - No comments received
12. **Landscape Officer** - No objection
13. **Cambridge Ramblers Group** - No comments received

Representations

14. Residents of 67 Green End made the following comments:
-Unhappy about the initial level of consultation undertaken with the application
15. Residents of 72 Green End made the following comments:
-Unhappy that they did not receive a formal consultation letter and with the process of notification
-The height is 6 metres higher than the previous mast and will dominate the landscape.
-Concern that additional height could increase strength of the radio signal that may impact the health of local residents
-Consider siting inappropriate within close proximity of nursery school and residential homes
-The applicant states he gave notice to the landowner but the site notice was displayed 3 days later. The residents were given no official notice.
-Comparison figures used in the application are confusing. As the mast is higher than the figures used does this mean the mast will be more powerful?
-Works are being undertaken on site
-Access to mobile signals can be achieved by placing the mast a suitable distance from homes and schools etc.
16. A third party representation was received with an email address but no postal address details which made the following comments:

- Two main areas of concern
- First areas of concern relate to impact upon the Green Belt
- Consider limited consideration has been given to alternative sites
- The applicant claims there is a need for greater coverage in the area but does not provide evidence to substantiate the point-this view is challenged
- Note that the planning document is confusing on the subject of existing facilities on and near the proposed site
- The incremental and poorly-planned expansion of the facilities is a threat to the openness of the Green Belt
- Limited consultation undertaken
- Question how much the Green Belt genuinely features as something that should be protected
- Second main area of concern relates to health concerns
- There is a residence within 145m of the proposed mast
- There are 28 occupied homes within 350m of the proposed mast

17. Residents of 133 Green End made the following comments:
- Concerns regarding previous permission granted on approval. Question if conditions correctly complied with (matter passed to the enforcement team to investigate)
 - Issues raised regarding the code of best practice and ten commitments of consultation
 - The key does not include the signal level on the coverage maps
 - Question need justified for a new tower
 - Data provided relates to a 20m tower when the application is for a 21 metre tower.
 - Site plans do not provide dimensions
 - Neighbours have not been correctly notified in accordance with ICNIRP declaration of conformity
 - There is no mast register available to view and neighbours have not been notified

Site and Proposal

18. The application looks to use an existing disused concrete bases at Manor Farm, Green End, Comberton. The site lies within Green Belt, outside of the Village Framework.
19. The application seeks permission for the erection of a 21 metre high lattice tower supporting 6no. antenna, 2o. transmission dishes, 3 equipment cabinets, a meter cabinet and a 2.1 metre high security fence.

Planning Appraisal

Impact on the Green Belt

20. The proposed development would be behind a barn within the site of Manor Farm. Manor Farm is located at the northern edge of the village set on the western side of the road adjoining 67 Green End.
21. Access to the site is via an existing gated yard which serves a group of modern farm buildings and a large barn that falls within the Green Belt.
22. Paragraph 79 of the National Planning Policy Framework states;
 “The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

23. Development within the Green Belt is considered in accordance with Development Control Policy GB/1 which states that: *“There is a presumption against inappropriate development in the Cambridge Green Belt as defined in the Proposals Map.”*
24. Paragraph 90 of the National Planning Policy Framework advises that;
- “Certain (other) forms of development are also not inappropriate in the Green Belt provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including the land in Green Belt. These are:
- Mineral extraction;
 - Engineering operations;
 - Local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - The re-use of buildings provided that the buildings are of permanent and substantial construction; and
 - Development brought forward under a Community Right to Build Order.”
25. The erection of a 21 metre high lattice tower supporting 6no. antenna, 2o. transmission dishes, 3 equipment cabinets, a meter cabinet and a 2.1 metre high security fence is not covered by the above list and is deemed to amount to inappropriate development by definition. Inappropriate development is harmful by definition and should not be approved except in very special circumstances (vsc). These vsc will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Impact on the Character and Appearance of Area

26. Officers consider that the siting of the tower and facilities behind the existing agricultural barn will result in a limited impact on the local area and consider that the harm presented by the proposal to the openness and permanence of the Green Belt is therefore limited.

Neighbour Amenity

27. Representations were received which raised concerns regarding the potential impact of the development on local residents.
28. Given the distance of the proposal from the adjacent neighbouring properties, and the siting behind a large agricultural barn, the proposal is not considered to have a significant adverse impact upon the amenities of the neighbouring properties through loss of light, cause overshadowing or be visually overbearing.

Other Matters

29. Concerns raised through representations included issues with the consultation process. Officers were advised of the concerns of local residents within the application period and a wider consultation of 250m from the application site was subsequently undertaken to ensure that local residents were issued with formal consultation letters.
30. Officers note that neighbour letters were issued, a site notice was erected adjacent to the site on 25 May 2016, and a press notice was made in the Cambridge Evening News on 31 May 2016 which would have notified local residents of the proposal. Officers are therefore satisfied that the correct process was undertaken. The concern that additional height could increase strength of signal that may impact

31. the health of local residents is not something that has any evidence. Officers note paragraph 46 of the NPPF which states:
“Local planning authorities must determine applications on planning grounds. They should not...determine health safeguards if the proposal meets International Commission guidelines for public exposure.”
32. In addition the planning statement submitted with the application advises that “Telefónica have confirmed this installation will be fully ICNIRP compliant.” Officers are unable to attach great weight to the health concerns raised in the representations.
33. The alleged works being undertaken on site would be at the applicants own risk and could be open to formal enforcement action if the application were to be refused. This would not be something that Officers would consider when assessing the application against national and local plan policies.
34. Representations received in connection with the Lord’s Bridge radio telescope have requested a planning condition that will restrict the siting of dishes in certain areas to ensure that the measurements taken at the radio telescope are not compromised. Officers consider that the attachment of such a condition would be reasonable to attachment to any permission granted.

Very Special Circumstances

35. The applicant considers that the proposal should be considered as having special circumstances as the mast will contribute to the economic growth of the area. Officers do not consider that this reason should be classed as a special circumstance and therefore have not applied significant weight to this suggestion.
36. The applicant has undertaken a site selection process which shows alternative sites which were assessed which also fall within the Green Belt. Officers are satisfied that there are not alternative sites within the local area where the proposal would have any less impact on the visual amenity of the area or the openness and permanence of the Green Belt.
37. Paragraph 42 of the National Planning Policy Framework states:
“Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.”
38. Paragraph 44 of the National Planning Policy Framework states:
“Local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development. They should ensure that:
-they have evidence to demonstrate that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
-they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and telecommunications services.”
39. The application provides information to display the coverage levels of the types of masts available.

40. Officers note the concerns raised by local residents that consider this information to be misleading and inaccurate as the application relates to a 21m mast. The information provided was designed to display the increased area that could be covered by the proposed mast. Officers are satisfied that the submitted drawings and details are an accurate reflection of the proposed works. In addition, the planning statement confirms that the information showing the 15m and 20m coverage levels is a predictive coverage plot diagram which is designed to display that the height increase requested will provide a required level of coverage for the target area which has been identified to have a need for additional service.
41. The supporting statement advises that:
“The redeveloped site would provide 2G, 3G and 4G coverage for Telefónica. 4G (sometimes called LTE (Long Term Evolution)) is the next major enhancement to mobile radio communications networks. 4G technology will allow customers to use ultra-fast speeds when browsing the internet, streaming videos, or sending emails wherever they are. It also means faster downloads on the go.
42. To meet this demand and improve the quality of service, additional base stations or upgrades to the equipment at an existing base station may be needed.”
43. Officers consider that the additional provision of service to the telecommunications, use of an existing base, and limited visual impact upon the Green Belt can be classed as very special circumstances in this case. Officers consider that the very special circumstances clearly outweigh the in principle and other limited additional harm.
44. In order to ensure that the impact on the Green Belt is only experienced whilst the very special circumstances apply, Officers consider that a condition requiring the mast and other items to be removed when no longer in use for the proposed purpose be added to any permission granted.

Recommendation

- 45.. Officers recommend that the Committee approve the application, subject to:

Conditions

- (a) Time Limit (3 years) (SC1)
- (b) Drawing numbers (SC95)
- (c) When the apparatus hereby permitted is no longer used for the purposes of telecommunications operation the operator shall notify the Local Planning Authority in writing and within 3 months of the operational requirement ceasing, the mast and all associated apparatus, structures, fences and hard surfaces shall be removed from the land and the site shall be restored to its condition as it was prior to the implementation of the permission, except as may otherwise be agreed in writing by the Local Planning Authority.
(Reason – To protect the visual amenity of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (d) No microwave link antennae shall be pointed in the directions between 113 and 210 degrees East of North from the tower.
(Reason - To ensure the development does not have a detrimental impact

on the effective functioning of the Lord's Bridge Radio Telescope in accordance with Policy SF/8 of the adopted Local Development Framework 2007.)

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.

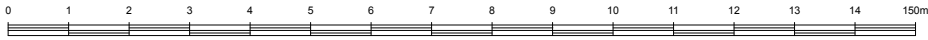
- South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted July 2007)
- Planning File Ref: S/1136/16/FL

Report Author:

Alison Twyford
Telephone Number:

Senior Planning Officer
01954 713264

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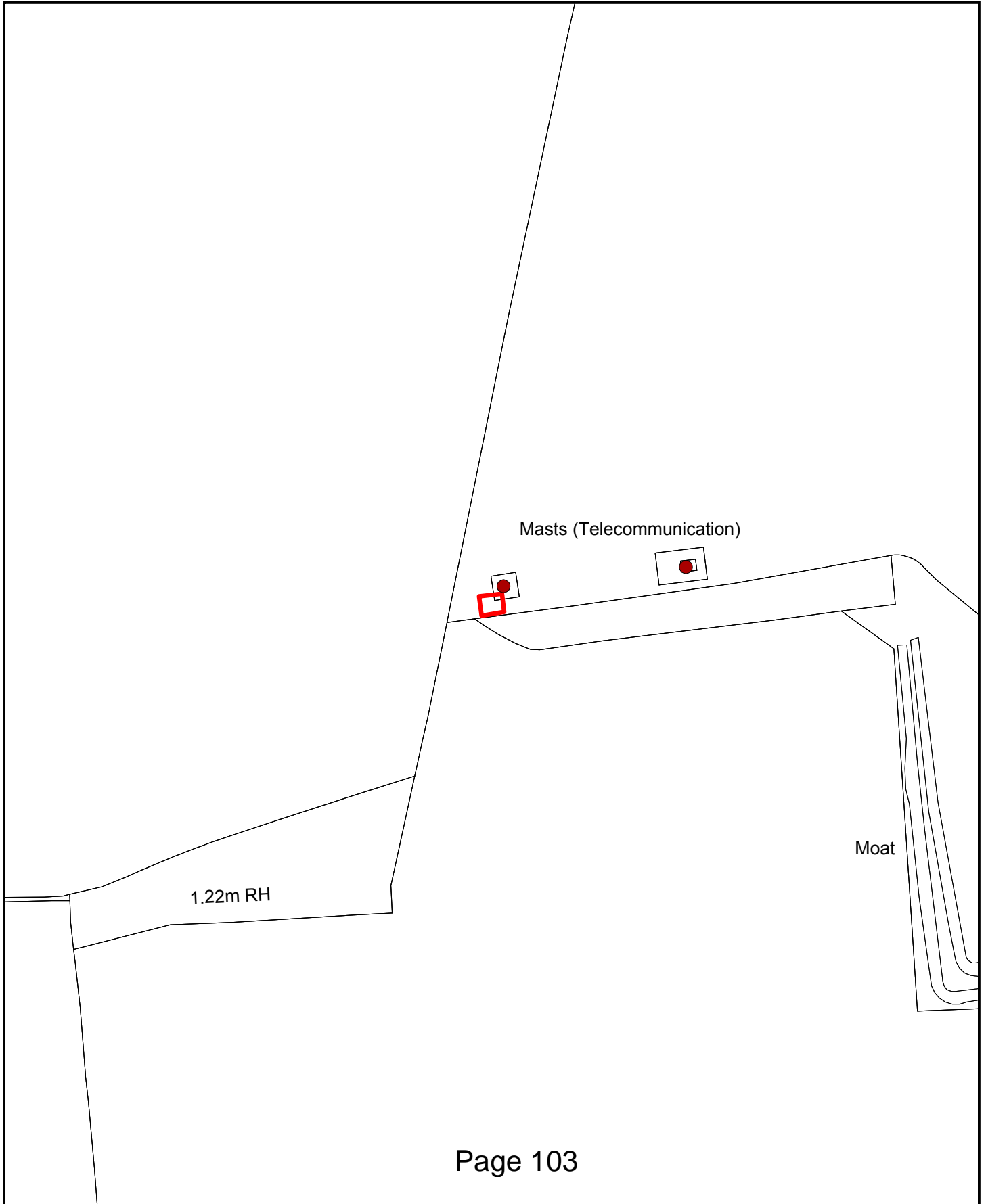
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Date of plot: 19/07/2016



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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 August 2016

AUTHOR/S: Head of Development Management

Application Number:	S/1079/16/FL
Parish(es):	Girton
Proposal:	Two Storey Rear and Side Extensions
Site address:	45 St Vincents Close, Girton
Applicant(s):	Mr and Ms Sarah and Jonathan Killick-Ford and Oakbey
Recommendation:	Approval
Key material considerations:	Local Character and Residential Amenity
Committee Site Visit:	None
Departure Application:	No
Presenting Officer:	Will Tysterman, Planning Project Officer
Application brought to Committee because:	The applicant is employed by South Cambridgeshire District Council.
Date by which decision due:	4 August 2016

Executive Summary

1. The application is located within the village of Girton and proposes a two storey rear and side extension. This is an amended scheme after the original application was deemed unacceptable due to a first floor side window causing overlooking into the private amenity area of the neighbouring property. No representations have been received for the proposal. It is considered the proposed scheme would have an acceptable impact upon the local character of the area and would preserve the residential amenity of neighbouring properties.

Relevant Planning History

2. No planning history

Planning Policies

3. *National Planning Policy Framework (NPPF) 2012
Planning Practice Guidance*

4. *South Cambridgeshire LDF Development Control Policies, adopted July 2007*
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
5. *South Cambridgeshire LDF Supplementary Planning Documents (SPD):*
District Design Guide SPD – Adopted March 2010.

Consultation

6. Girton Parish Council - Recommends Approval

Representations

7. No representations were received in relation to this application.

Site and Proposal

8. Number 45 St Vincents Close is a two storey semi detached property. The site is located within the village framework of Girton. The proposal seeks to erect a two storey side and rear extension to the existing semi detached dwelling. An amendment has been received for this scheme which removed a first floor window on the side elevation and made a small reduction to the rear element of the extension.

Planning Appraisal

9. The main issues to consider in this instance are impact on the character and appearance of the area, and neighbour amenity impact.

Impact on character of the area

10. It is considered that the proposed development would not be likely to have an adverse impact upon the street scene and character of the area.
11. The proposal consists of adding a two storey side extension to the existing property which would extend out approximately 1.5 metres from the original side wall. As part of the rear and side extension there would be a small single storey front extension. This would be visible from the street scene but it is not considered it would have a detrimental impact. The bulk of the proposed works would be the two storey rear extension where there would only be limited views from the street scene but would be visible from the adjacent neighbouring properties. The two storey rear extension is a significant distance from the rear boundary and would not extend further back than an existing single storey rear projection.
12. Many of the neighbouring properties in the area are semi detached and are of similar design to the proposed dwelling. It is considered that as the bulk of the works are to the rear of the property where there would only be glimpses from the street scene; it is not considered the proposed extension would be out of character with the locality.
13. The proposed works on the whole are not subservient to the existing property, however the roof height of the proposed extension would not be higher than the existing. The extension would be constructed using matching materials to the existing dwelling. Officers do not consider the proposal would have a detrimental impact on the character of the existing property.

14. The proposal would therefore comply with Policies DP/2, DP/3 and the adopted Design Guide; and particularly policy DP/2 (criterion F) which requires that all new development be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportions, materials texture and colour in relation to the surrounding area.

Residential Amenity

15. The original proposal was deemed to be unacceptable by officers due to a first floor window on the side elevation having a detrimental impact on the amenity of the neighbouring property No 43, because of overlooking into the rear private amenity area. As the principle of the proposal was considered acceptable and only a side window needed to be removed, it was considered appropriate by officers to allow an extension of time to remove the issue of overlooking. On the 11 July an amendment was submitted, with the side window in question removed, some internal alterations and the two storey rear extension reduced to allow a new rear window to serve the bedroom which had the side window removed.
16. Officers do not consider the amended proposal would have a detrimental impact upon the amenity of neighbouring properties or the visual amenity of the local area. However considering the original scheme was unacceptable because of a first floor window on the side elevation because of overlooking into the private amenity area of the neighbouring property, officers consider it necessary to include a condition to prevent the addition of first floor windows on the side elevation and any future amenity issues.
17. Officers do not consider that the proposal would create any significant issues of overshadowing or loss of light.
18. The proposal therefore complies with policy DP/3 and the adopted Design Guide which seek to protect residential amenity.

Recommendation

19. Officers recommend that the Committee approve the application, subject to:

Conditions

- a) **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- b) **The development hereby permitted shall be carried out in accordance with the following approved plans: SD201604 – 10 P2, SD201604 – 10 - 1 P2.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- c) **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the side**

elevations of the dwelling at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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 (adopted July 2007)
- Planning File Ref: S/1079/16/FL

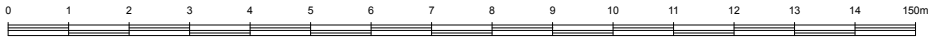
Report Author:

Will Tysteran

Planning Project Officer

Telephone Number:

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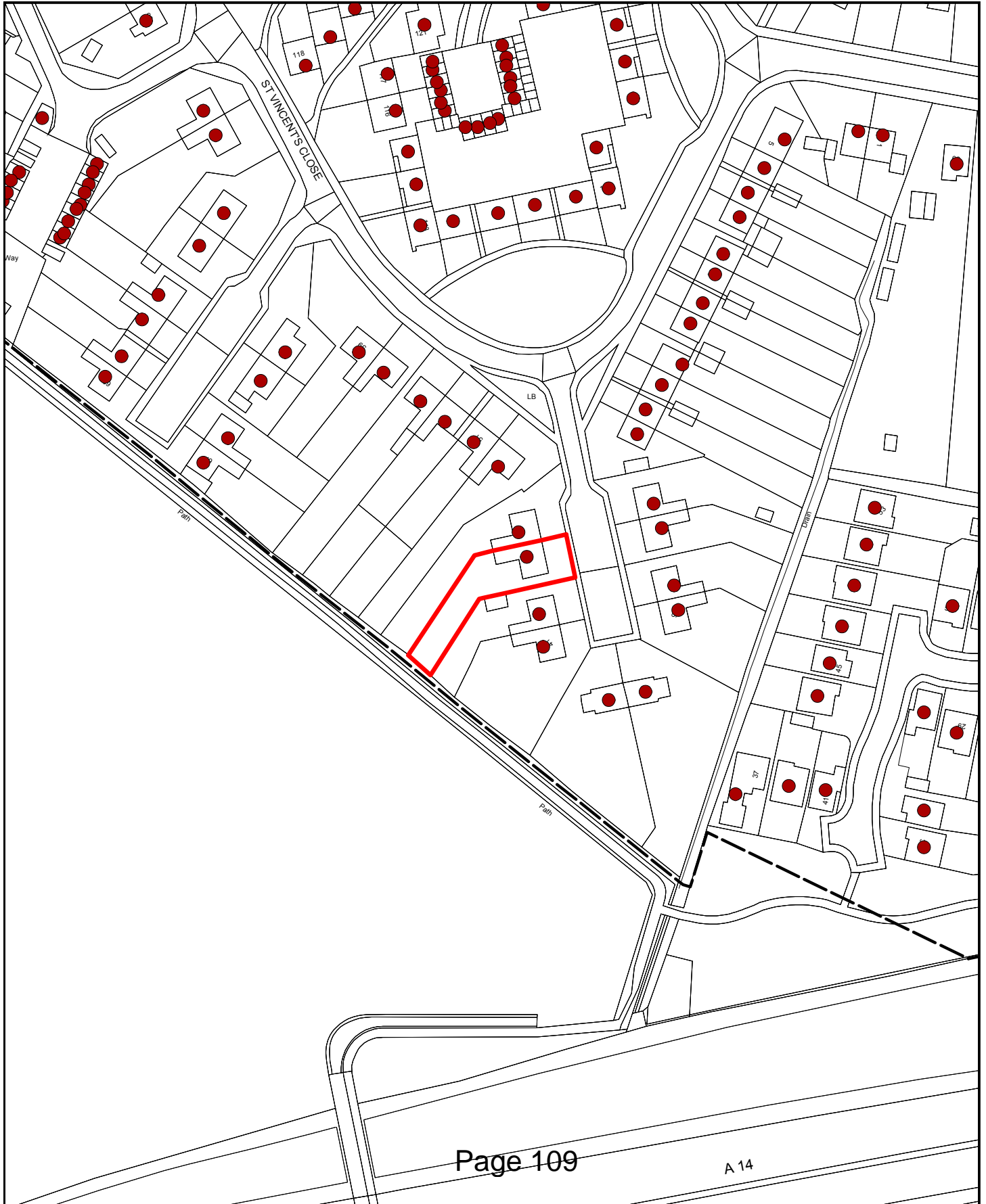
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Agenda Item 9



REPORT TO: Planning Committee
LEAD OFFICER: Head of Development Management

3 August 2016

Enforcement Report

Purpose

1. To inform Members about planning enforcement cases, as at 20 July 2016. Summaries of recent enforcement notices are also reported, for information.

Executive Summary

2. There are currently 74 active cases (Target is maximum 150 open cases, Stretch target 100 open cases).
3. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
4. Statistical data is contained in Appendices 1, and 2 to this report.

5. **Updates to significant cases**

- (a) **Stapleford:**

Breach of Enforcement Notice on Land adjacent to Hill Trees, Babraham Road. Following continuing breaches of planning at this location an Injunction was approved by the High Court 17th November 2015, The compliance period to remove unauthorised vehicles and to cease unauthorised development represented by the commercial storage, car sales and non-consented operational works that have occurred there was by January 26th 2016. An inspection of the land on the 26th January 2016 revealed that the unauthorised motor vehicles, trailers, caravans etc. had along with the unauthorised track been removed from the land as required by the Injunction. The displaced vehicles have now been moved onto land at Little Abington owned by the occupier of Hill Trees and onto land adjacent to Hill Trees that belongs to Gonville and Caius College, Cambridge. Both parcels of land are the subject of extant enforcement notices. Currently advice has been sought through Counsel on the most effect route in dealing with this displacement and on balance it is felt that a High Court injunction, particularly given the recent successful outcome at Hill Trees and related planning history, including various unsuccessful challenges, is made to remedy the identified breaches. Case file currently in preparation.

(b) **Smithy Fen:**

Application received for the change of use of plot 11 Orchard Drive to provide a residential pitch involving the siting of 1 mobile home and one touring caravan, an amenity building for a temporary period until 2 May 2018.

The application has in accordance with section 70C of the Town & Country Planning Act 1990 been declined. The applicants have applied for permission for a Judicial Review.

Permission granted by the Honourable Mrs Justice Patterson DBE, Grounds to resist being filed both by the Council and by the Secretary of State for Communities and Local Government as second defendant. The Judicial review which was set for 29th October 2015 has taken place at the High Court of Justice, Queens Bench division, Planning Courts before The Honourable Mr Justice Lewis. The judgement was handed down on the 22nd January 2016 in favour of the Council. The judicial review claim was accordingly ordered to be dismissed.

The Claimant had lodged an application for permission to appeal but this was refused 25th January 2016. Notwithstanding the refusal of permission to appeal by the Planning Court at first instance, the claimant has now applied to the Court of Appeal for permission to appeal the Judicial Review outcome from January.

No further information at this time

(c) **Sawston – Football Club**

Failure to comply with pre-commencement conditions relating to planning reference S/2239/13 – Current site clearance suspended whilst application to discharge conditions submitted by planning agent. Application to discharge pre-commencement conditions received and subsequently approved for conditions 3, 4 and Boundary Treatment – Conditions, 6,7,14,22,23,25,26,27,28,29,30,31,32 and 33 have now also been discharged. Following an application for a Judicial Review regarding the stadium, the Judicial review has taken place at the High Court of Justice, Queens Bench division, Planning Courts. The judgement was handed down and reported on the 15th January 2016 in favour of the Council. The judicial review claim was accordingly ordered to be dismissed. The Claimant in this JR has now applied to the Court of Appeal for permission to appeal the decision of Mr Justice Jay. Counsel has been made aware.

Permission to appeal allowed – Date to be advised by the Court.

(d) **Caxton**

Land and property at Swansley Wood , St Neots Road, Caxton Unauthorised use of the area to the north of the land for the storage of containers contrary to the requirements of condition 1 of planning permission Reference No: S/2391/12/12/VC. Enforcement notice issued 31st March 2016. Appeal application submitted to the Planning Inspectorate but was found to be out of time. Compliance requested.

Enforcement Notice not complied with. Prosecution file submitted to Legal.

(e) **Cottenham – The Maltings Millfield**

Retrospective planning application S/0767/13 submitted following the issue of a planning enforcement notice PLAENF 1039 for the retention of commercial building for offices Class B1 (A) and storage Class B8 for units 13 to 22 registered 24/6/2013 – Application refused 11/7/2014. Appeal submitted and subsequently the planning appeal was dismissed 30th March 2015 and the enforcement notice upheld. The owners HC Moss Ltd sought permission to apply to the High Court of Justice, Queens Bench Division – Planning Court for a Judicial Review. Mr Justice Dove having considered the application ordered on the 13th April 2016 that permission be refused and awarded the Councils costs totalling £1670.00p

A verbal update was given to the July Planning Committee confirming that demolition of the unauthorised commercial building had commenced. Should the demolition not be completed then a further report would be submitted to the planning committee to consider whether or not to authorise direct action pursuant to section 178 of the Town & Country Planning Act 1990. Timing to be delegated to officers.

An inspection of the premises on the 20th July 2016 confirmed that with the exception of a very small section of the building which houses the electricity supply had been demolished and materials removed from site. A date as to when the electricity meters are to be removed is currently being sought.

(f) **Abington – 45 North Road**

Following the unauthorised development at the above premises and subsequent issue of a planning enforcement notice, an appeal was made that was later dismissed by the planning inspectorate. The compliance period was increased to 9 months to demolish the unauthorised structure. During the compliance period a further planning application was submitted under planning reference S/1103/15/FL on the 27th April 2015 – The application was refused on the 19th November 2015 and again was appealed. The planning inspector dismissed the appeal on the 14th April 2016

A report was to be submitted to the July Planning Committee to approve direct action by the council in relation to demolition of the unauthorised extension however a further three applications were received from the land owner prior to committee and therefore this item has been withdrawn from the agenda in order to allow officers the opportunity to review the information.

Investigation summary

6. Enforcement Investigations for June 2016 reflect a 25% increase when compared to the same period in 2015. The Year to date total for investigations shows an increase of 5% when compared to the same period in 2015

Effect on Strategic Aims

- 7.. South Cambridgeshire District Council delivers value for money by engaging with residents, parishes and businesses. By providing an effective Enforcement service, the Council continues to provide its residents with an excellent quality of life.

Background Papers:

The following background papers were used in the preparation of this report:

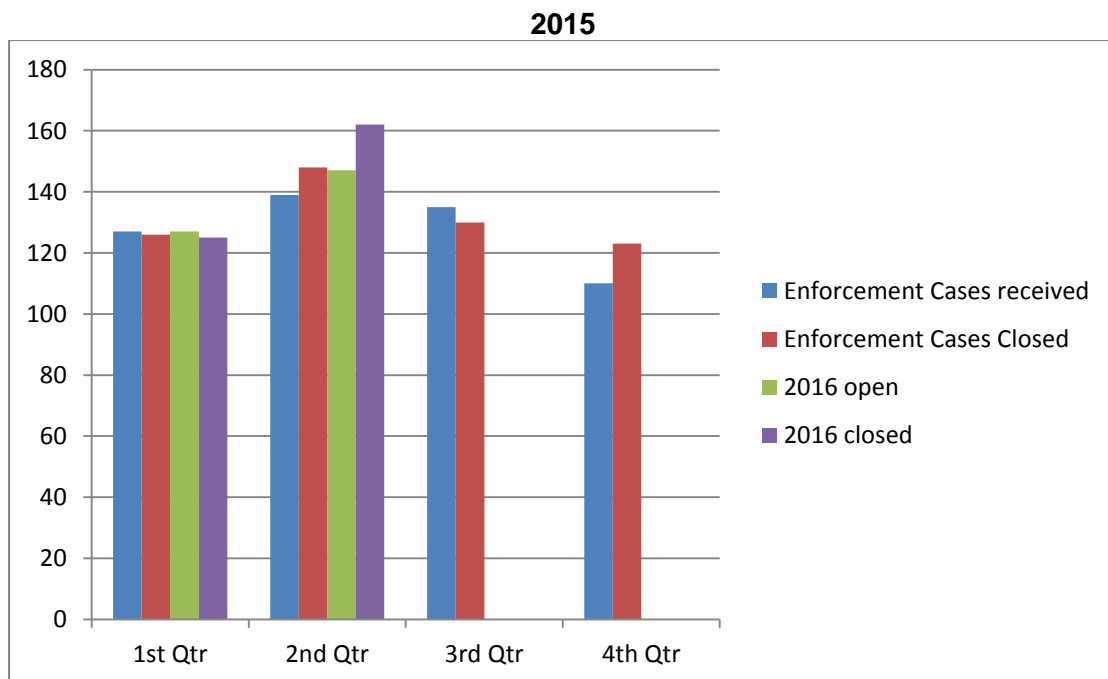
Appendix 1

Appendix 2

Report Author: Charles Swain – Principal Planning Enforcement Officer
Telephone: (01954) 713206

Enforcement Cases Received and Closed

Month – 2016	Received	Closed
1 st Qtr. 2016	127	125
April 2016	57	56
May 2016	35	47
June 2016	55	59
2 nd Qtr. 2016	147	162
2016 - YTD	274	287
1 st Qtr. 2015	127	126
2 nd Qtr. 2015	139	148
3 rd Qtr. 2015	135	130
4 th Qtr. 2015	110	123
2015 YTD	511	527
2014 YTD	504	476



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Notices Served and Issued

1. Notices Served

Type of Notice	Period	Calendar Year to date
	June 2016	2016
Enforcement	0	8
Stop Notice	0	0
Temporary Stop Notice	0	1
Breach of Condition	0	0
S215 – Amenity Notice	0	0
Planning Contravention Notice	1	1
Injunctions	0	0
High Hedge Remedial Notice	0	2

2. Notices served since the previous report

Ref. no.	Village	Address	Notice issued
PCN/00001/16	Cambridge	Tatyana Cottage, Fen Road	Planning Contravention Notice

3. Case Information

Thirty eight of the fifty five cases opened during June were closed within the same period which represents a 69% closure rate.

A breakdown of the cases investigated during the June is as follows

Low priority (Development that may cause some harm but could be made acceptable by way of conditions (e.g. control on hours of use, parking etc)
Thirty seven (37) cases were investigated.

Medium Priority (Activities that cause harm (e.g. adverse affects on residential amenity and conservation areas, breaches of conditions)
Twelve (12) cases were investigated

High Priority (works which are irreversible or irreplaceable (e.g. damage to, or loss of, listed buildings and protected trees, where highways issues could endanger life)
Six (6) cases were investigated

The enquiries received by enforcement during the June period are broken down by case category as follows.

Adverts	x 02
Amenity	x 05
Breach of Condition	x 05
Breach of Planning Control	x 29
Built in Accordance	x 03
Change of Use	x 05
Conservation	x 00
Listed Building	x 00
Other	x 05
Permitted Development	x 01
Total Cases reported	55

Agenda Item 10



REPORT TO: Planning Committee
LEAD OFFICER: Head of Development Management

3 August 2016

Appeals against Planning Decisions and Enforcement Action

Purpose

1. To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as of 25th July 2016. Summaries of recent decisions of importance are also reported, for information.

Statistical data

2. Attached to this report are the following Appendices:
 - Appendix 1 - Decisions Notified by the Secretary of State
 - Appendix 2 – Appeals received
 - Appendix 3 - Local Inquiry and Informal Hearing dates scheduled

Contact Officer: Julie Baird Head of Development Management
Telephone Number:: 01954 713144

Report Author: Ian Papworth Technical Support Officer (Appeals)
Telephone Number: 01954 713406

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Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date
S/1637/15/OL	Land off Comberton Road Toft	Outline Application with access for the erection of 2 dwellings,	Dismissed	30/06/2016

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Appeals Received

Reference	Address	Details	Date Appeal lodged
S/0418/16/FL	38 Woodland Road Sawston	Erection of annexe	22/06/2016
S/1431/15/OL	Land north of Bannold Road Waterbeach	Residential Development (144 Dwellings) and Associated Works including Access	23/06/2016
S/1023/16/FL	7 Bakers Lane Linton	Proposed garage block with flat above (future annex)	23/06/2016
S/0743/16/FL	Store, Duck Farm, Offord Road, Graveley	Alterations and change of use from office and outbuilding to form one dwelling including demolition of the existing garage	04/07/16
S/0833/16/FL	The Glebe, Frogge Street, Ickleton	Construction of a 5 bedroom detached dwelling.	05/07/16

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Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- Local Inquiries

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/0892/15/LD	Mr M Dwyer	Managers Accommodation Enterprise Nurseries Waterbeach	Planning Decision	05/07/16–06/07/16 Confirmed
S/2791/14/OL	Endurance Estates Strategic Land Ltd	East of New Road Melbourn	Planning Decision	12/07/16–15/07/16 Confirmed (Extra day added)
S/2273/14/OL	Mr D Coulson	Land at Teversham Road Fulbourn	Planning Decision	13/09/16-16/09/16 & 20/09/16-21/09/16 Confirmed
S/2870/15/OL	Bloor Homes (Eastern) & Cambridgeshire County Council	Land at Mill Road Over	Planning Decision	08/11/16-11/11/16 Confirmed
S/2510/15/OL	Gladman Developments Ltd	Land east of Highfields Road Caldecote	Non-Determination	Date TBC
S/0537/16/LD	Endurance Estates Strategic Land Ltd	Land south of West Road Gamlingay	Planning Decision	Date TBC

- Informal Hearings

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/0882/14/FL	Mr S Nugent	Land adj 41 Denny End Road Waterbeach	Planning Decision	19/07/2016 Confirmed (Venue Waterbeach Barracks)
S/1527/15/FL	Mrs B England	The Three Tuns 30 High Street Guilden Morden	Planning Decision	Second Hearing Date 26/07/2016 Confirmed (28/06/16 Adjourned)

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