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1 September 2020

To: Chair – Councillor John Batchelor
Vice-Chair – Councillor Pippa Heylings
All Members of the Planning Committee - Councillors Anna Bradnam,
Dr. Martin Cahn, Geoff Harvey (substitute for Peter Fane),
Dr. Tumi Hawkins, Judith Rippeth, Deborah Roberts, Heather Williams,
Richard Williams and Nick Wright

Quorum: 3

Substitutes Councillors Grenville Chamberlain, Mark Howell,
if needed: Dr. Shrobona Bhattacharya, Graham Cone, Sue Ellington,
Henry Batchelor, Dr. Claire Daunton, Eileen Wilson, Brian Milnes and
Dr. Douglas de Lacey

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held as a **Virtual meeting - Online** on **Wednesday, 9 September 2020** at **10.00 a.m.** **A weblink to enable members of the press and public to listen to the proceedings will be published on the webpage displaying the online version of this agenda on the Council's website , normally, at least 24 hours before the meeting.**

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
Liz Watts
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

Agenda

	Pages
1. Chair's announcements	
2. Apologies	

Councillor Peter Fane has sent Apologies for Absence. Councillor Geoff Harvey will be his substitute. To receive apologies for absence from other committee members.

3. **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.

4. **Minutes of a Previous Meeting**

To authorise the Chairman to sign the Minutes of the meeting held on 13 May 2019 as a correct record.

1 - 6

5. **S/4295/19/FL - Impington (Impington Village College, New Road)**

7 - 58

Erection of one two-storey building (Class D1) for educational use and erection of one single-storey building (Class D1) for educational use associated landscaping car parking and replacement grounds storage facility.

6. **S/4207/19/RM - Cottenham (Land North East of Rampton Road)**

59 - 136

Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2876/16/OL for a residential development comprising 154 dwellings including access.

7. **S/4057/19/OL - Harston (Tanner andHall Ltd, Station Road)**

137 - 172

Outline planning permission for the demolition of existing buildings and provision of up to 16 dwellings up to 120sq.m of office accommodation access public open space and landscaping (including details of access and with all other matters reserved)

8. **S/3215/19/DC - Longstanton (The Retreat, Fews Lane)**

173 - 320

Discharge of conditions 4 (Foul Water Drainage) and 5 (Surface Water Drainage) of planning permission S/2937/16/FL

9.	S/0123/20/FL - Willingham (130 Rampton Road)	321 - 360
	Erection of 5-bedroom house and 1-bedroom ancillary annex with associated parking	
10.	20/02195/FUL - Cambourne (South Cambridgeshire Hall,6010, Cambourne Business Park)	361 - 372
	Provision of carbon reduction emission measures including a borehole array across the existing car park, ground source heat pump system within the existing building and provision of photovoltaic solar car ports.	
11.	S/0009/20/FL - Waterbeach (Recreation Ground, Cambridge Road)	373 - 386
	Replacement Bowls pavilion following demolition of existing	
12.	20/01085/HFUL - Great Wilbraham (2 Butt Lane)	387 - 400
	Second floor front extension to provide staircase headroom for additional accommodation and dormers to rear (Re-submission of S/1306/19/FL)	
13.	Enforcement Report	401 - 408
14.	Appeals against Planning Decisions and Enforcement Action	409 - 416

GUIDANCE NOTES FOR MEMBERS OF THE PUBLIC FOR REMOTE MEETINGS

Members of the public are welcome to view the live stream of this meeting, except during the consideration of exempt or confidential items, by following the link to be published on the Council's website.

Any person who participates in the meeting in accordance with the Council's procedure rules, is deemed to have consented to being recorded and to the use of those images (where participating via video conference) and/or sound recordings for webcast purposes. When speaking, members of the public should not disclose any personal information of any individual as this might infringe on the rights of that individual and breach the Data Protection Act.

For more information about this meeting please contact democratic.services@scambs.gov.uk

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'.

Agenda Item 4

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Monday, 13 May 2019 at 10.00 a.m.

PRESENT: Councillor John Batchelor – Chair
Councillor Pippa Heylings – Vice-Chair

Councillors: Dr. Martin Cahn Peter Fane
Bill Handley Brian Milnes
Judith Rippeth Deborah Roberts
Peter Topping Heather Williams
Nick Wright

Officers in attendance for all or part of the meeting:

Sharon Brown (Assistant Director (Planning Delivery)), Kirstin Donaldson (Head of New Build), Julie Fletcher (Head of Housing Strategy), Mike Huntington (Principal Planning Officer), Stephen Kelly (Joint Director of Planning and Economic Development), Tam Parry (Northstowe Transport Planning Officer), Stephen Reid (Senior Planning Lawyer), Juliet Richardson (Business Manager (Growth and Development)), Ian Senior (Democratic Services Officer) and Andrew Winter (Senior Planning Officer)

Councillors Anna Bradnam were in attendance, by invitation.

1. Apologies

There were no Apologies for Absence.

2. Declarations of interest

Councillor Judith Rippeth declared a non-pecuniary interest as a supporter of the Waterbeach Cycling Campaign. In the interests of clarity, Councillor Rippeth stated that she lived in Waterbeach and represented the Ward of Milton and Waterbeach.

3. Recorded voting

Upon the proposal of Councillor Brian Milnes, seconded by Councillor Dr. Martin Cahn, the Committee unanimously agreed that all substantive votes at the current Planning Committee meeting should be recorded by name and / or number and name

4. S/0559/17/OL - Waterbeach and Landbeach (Waterbeach Barracks and Airfield Site, Waterbeach, Cambridgeshire)

The Planning Committee considered a report relating to an Outline application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10 and construction access from Denny End

Road.

Members visited the site on 7 May 2019.

The Committee Chairman set out the agreed guidelines for ensuring the effective management of the meeting.

The Joint Director of Planning and Economic Development gave a brief overview of this substantial application and setting its context within South Cambridgeshire District Council's aspiration as demonstrated by its Local Plan 2018 and spatial strategy. He concluded that the Development Plan had established the principle of development on this site.

The Assistant Director (Delivery) briefly set out the time line leading to the present Committee meeting.

The Principal Planning Officer briefly described the application and its relation to the overall masterplan for Waterbeach New Town. He reminded Members about the significance of Policy SS/6 of the South Cambridgeshire Local Plan 2018 and summarised a three-tier approach to the application. He referred to a late response received from the Environment Agency whereby that organisation's objection had been removed conditionally. The Environment Agency now would not be addressing the meeting.

The following individuals and organisations did address the meeting:

- Natural England
- Cambridge Past, Present and Future
- Margaret Starkie (objector)
- Jane Williams (objector)
- County Councillor Tim Wotherspoon
- Representative from Urban & Civic (the applicant)
- Landbeach Parish Council
- Waterbeach Parish Council
- Councillor Anna Bradnam (one of the local Members for the ward of Milton and Waterbeach)

Comments from Councillor Hazel Smith (another local Member) had been included in the update report. Councillor Judith Rippeth (the other local Member and a member of the Committee) opted to reserve her comments to the relevant parts of the meeting.

Among the many issues raised and discussed during the public speaking element of the meeting were the following:

- A request for South Cambridgeshire District Council and Urban & Civic to commit to protecting Waterbeach Military Heritage Museum and Memorial Garden
- Highway safety and traffic
- Cycling linkages not adequate
- Sustainability
- Concern for the natural environment expressed in the form of a specially written poem opening with the words "I am Fen – who will stand for me?"
- Affordable housing
- Comprehensive development and ransom issues with adjacent developer
- The possible impact on Waterbeach village and wider area including cumulative impacts associated with both developments (Urban&Civic and RLW)

- Quality of life
- Connectivity
- Air quality

Transport funding deficit and concerns about potential delays in delivery of strategic transport infrastructure.

Upon conclusion of the public speaking, the Committee considered the application under the following headings:

- Phasing
- Transport
- Housing delivery
- Social and community infrastructure
- Sustainability
- Viability

Phasing

Members' principal concerns were the robustness of the transport approach, strategic transport provision and phasing of delivery and the issue of the ransom strip. The Joint Director of Planning and Economic Development said that each phase would benefit from a separate transport assessment in order to take account of changing circumstances over the long build out period. He added that South Cambridgeshire District Council officers would engage pro-actively in the process needed to secure a link between the U & C land and the RLW land.

Transport

David Allatt, Tam Parry and Dr. Jon Finney from the Local Highways Authority (Cambridgeshire County Council) attended the meeting.

Members discussed several issues relating to the following

- The need to achieve modal shift and whether the targets were ambitious enough early on
- The positive impact and frequency of buses travelling through the village of Landbeach/flexibility of bus service provision
- Car parking standards and issues
- Bridleways and equestrian access
- Policy T/13
- Importance of transport links, including with other villages within South Cambridgeshire
- Importance of Travel Plan ongoing monitoring
- The role of the new train station and timeline for delivery
- Impact of the ransom issue on delivery
- Viability and the review mechanism/"overage" to go to transport if 40% affordable housing delivered.

Housing Delivery

The Joint Director of Planning and Economic Development addressed the question of the number of dwellings likely to be built in the New Town in relation to the Local Plan Policy SS6 wording and the Inspector's Report .He advised that the development would still meet all the Local Plan objectives. Housing mix would be consistent with Policy SS/6. Members

discussed the following:

- Building heights and density
- Character, masterplan and design of the new Town
- Number of dwellings in relation to Local Plan Policy
- Importance of affordable housing
- Importance of air quality and design accessibility issues
- Housing mix including key worker housing

Social and Community Infrastructure

Members discussed the following

- Open space provision including the lake
- Faith groups/provision, multi-use facilities and their contribution towards place-making
- The need to address the question of allotments and a trailer / caravan park
- Health and library facilities
- Community development
- Childcare provision
- Governance
- The importance of retaining the Memorial Garden and the Museum
- The early provision of secondary education

Sustainability

Members noted that the Environment Agency had withdrawn its objection subject to a commitment to achieve a 'very good' or excellent BREEAM standard (Building Research Establishment Environmental Assessment Method).

Environment Agency to be consulted on foul water drainage strategy.

They discussed sustainability in general and the implications for the Electricity Grid of reducing the use of gas and encouraging a greater uptake of electric vehicles.

The Joint Director of Planning and Economic Development explained how relocation of the Cambridge Water Works had been planned taking into account the increased demand for capacity as a result of the new town.

There was a discussion focused on the concerns raised by Natural England regarding wider potential impacts on Wicken Fen SS1 and Cam Washes SS1, biodiversity net gain and it was agreed further consideration should be given by officers to a condition requiring ongoing monitoring of potential impacts .

Viability

Members emphasised the importance of affordable housing for the new town. Agreed that provision should be made for a viability review. Other points discussed included:

- Developer profit
- What happens to the further uplift if 40% affordable housing is delivered.
- S106 financial viability review mechanism to include provisions to ensure that where there is an uplift in profit beyond 20% IRR this will be shared on a 50:50 basis between the developer and the Council.
- Council should use its share towards delivery of on-site affordable housing and where this exceeds the 40% affordable housing Policy H/10 requirement the

excess to contribute towards the S106 strategic transport improvements along the A10 corridor

-

Other Issues

Existing communities need to be protected from impacts of construction

- Need for further dialogue with RLW
- Additional wording to be included in design code condition regarding retention of Memorial Garden.

By eight votes to two, with one abstention, the Planning Committee gave officers **delegated authority** to approve the outline application, as amended, subject to

- The Conditions set out in Appendix L to the report from the Joint Director of Planning and Economic Development (including Explanatory Notes and Terms), additional conditions/changes to wording as agreed at Committee (further consideration of condition re: monitoring of impacts on Wicken Fen/Cam Washes SSSI; amendment to design code condition to require retention of Memorial Garden; Environment Agency to be consulted on conditions re: foul water drainage strategy), with the final wording and / or any amendments to these being agreed in consultation with the committee Chairman and Vice-Chairman prior to the issuing of planning permission;
- Contributions being secured by way of the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 as set out in Appendices H (revised by way of an update report dated 9 May 2019) and I, the S106 financial viability review mechanism to include provisions to ensure that where there is an uplift in profit beyond 20% IRR this will be shared on a 50:50 basis between the developer and the Council. Council uplift to be used for delivery of on-site affordable housing and where this exceeds the 40% affordable housing Policy H/10 requirement, to be used to contribute towards the S106 strategic transport improvements along the A10 corridor. The final terms being agreed in consultation with the committee Chairman and Vice-Chairman prior to the issuing of planning permission; and
- The presentation to Planning Committee of a Summary / progress report on the Section 106 obligation after six months from 13 May 2019 if, by then, planning permission has not been granted.

(Councillors John Batchelor, Cahn, Fane, Handley, Heylings, Milnes, Rippeth and Wright voted in favour of delegated approval. Councillors Roberts and Heather Williams voted against. Councillor Topping abstained from voting.)

The Meeting ended at 4.45 p.m.

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Agenda Item 5



9 September 2020

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

S/4295/19/FL – Impington

(Impington Village College, New Road)

Proposal: Erection of one two-storey building (Class D1) for educational use and erection of one single-storey building (Class D1) for educational use associated landscaping car parking and replacement grounds storage facility

Applicant: The Morris Education Trust

Key material considerations:

Principle of Development in the Green Belt

Education Use

Protection of Open Space

Character and Appearance of the Area

Heritage Assets

Trees and Landscaping

Biodiversity

Transport

Highway Safety

Flood Risk and Drainage

Neighbour Amenity

Very Special Circumstances

Date of Member site visit: N/A

Is it a Departure Application?: Yes

Decision due by: October 2020

Application brought to Committee because: This application has been referred to the Committee on the basis of officers' current assessment of the sensitivity and significance of the proposals, because it is of Local Interest and represents a departure from the Development Plan.

Presenting officer: Karen Pell-Coggins, Senior Planning Officer

Executive Summary

1. The proposal seeks the erection of two buildings for educational use (Class D1) together with two ancillary buildings and associated car parking and landscaping within the grounds of Impington Village College. The main building would be a new free school for children with Autism Spectrum Condition (ASC) and the second building would be additional accommodation for Impington Village College. The ancillary buildings include relocation of the existing ground store.
2. The site is located outside the Impington development framework and in the Green Belt and countryside. It is situated within the setting of a Grade I listed building and adjacent to the conservation area.
3. The development would represent inappropriate development that is by definition harmful to the Green Belt in policy terms. It would result in other visual harm to the character and appearance of the Green Belt and countryside.
4. However, there are considered to be very special circumstances in this particular case in terms of the need within the County for the provision of state specialist provision for those with higher functioning ASC in a sustainable location with good links to Cambridge and where there is an excellent track record for supporting children with autism. This would justify the development on this particular site and, in the opinion of officers, would clearly outweigh the harm to the Green Belt through inappropriateness and other harm identified.
5. Members are therefore recommended to support the application. Should the application be approved, it would need to be referred to the Secretary of State as a departure to the Development Plan.

Relevant planning history

6. S/1378/09/CM - Retention of six-bay mobile classroom (16.8m x 8.4m) and associated link until 31st July 2023 (part retrospective) - Approved

S/0664/08/F - Renewal of planning permission S/1732/04/F for retention of nursery building - Approved

S/1013/06/CM - Erection of 1 x 6 bay mobile classroom and link to adjacent building - Approved

S/1732/04/F - Retention of nursery building - Approved

S/2008/04/CM - Retention of 7 x 5 bay 1 x 9 bay and 1 x 10 bay mobile buildings -Approved

S/2129/02/CM - Retention of 7 x 5 bay 1 x 9 bay and 1 x 10 bay mobile classrooms – Approved

S/1308/00/F - Retention of 9 mobile units - Approved

S/1771/99/F - Retention to nursery building (retrospective application) and extension - Approved

S/1088/99/F - Erection of 1 x 5 bay mobile classroom and retention of nine existing mobile classrooms - Approved

S/1929/97/F - Retention of 9 mobile units - Approved

S/1438/94/F - 5 bay mobile units - Approved

S/0030/94/F- Retention of mobile unit for playgroup purposes - Approved

S/1168/92/F - Erection of one and retention of seven mobile units - Approved

S/1234/91/F - Erection of mobile unit and retention of 6 mobile units - Approved

S/1490/90/F - 8 bay mobile unit - Approved

S/0262/85/F - Go kart store and additional garage space - Approved

C/0106/57 - Erection of rural science unit and laboratory and club room - Approved

Planning policies

7. South Cambridgeshire Local Plan 2018

S/1 Vision

S/2 Objectives of the Local Plan

S/3 Presumption in Favour of Sustainable Development

S/4 Cambridge Green Belt

S/7 Development Frameworks

S/8 Rural Centres

HQ/1 Design Principles

HQ/2 Public Art and New Development

NH/2 Protecting and Enhancing Landscape Character

NH/4 Biodiversity

NH/8 Mitigating the Impact of Development in and adjoining the Green Belt

NH/9 Redevelopment of Previously Developed Sites and Infilling in the Green Belt

NH/14 Heritage Assets

CC/1 Mitigation and Adaption to Climate Change

CC/3 Renewable and Low Carbon Energy in New Developments

CC/4 Water Efficiency

CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
SC/8 Protection of Existing Recreation Areas, Allotments and Community Orchards
SC/9 Lighting Proposals
SC/10 Noise Pollution
SC/11 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/9 Education facilities
TI/10 Broadband

8. **South Cambridgeshire Supplementary Planning Documents**

Greater Cambridge Sustainable Design and Construction - Adopted January 2020

District Design Guide - Adopted March 2010

Listed Buildings SPD - Adopted July 2009

Development Affecting Conservation Areas SPD - Adopted January 2009

Trees and Development Sites - Adopted January 2009

Landscape in New Developments - Adopted March 2010

Biodiversity SPD - Adopted July 2009

Health Impact Assessment - Adopted March 2011

Cambridgeshire Flood and Water - Adopted November 2016

Draft Histon and Impington Village Design Guide- June 2019

9. **Draft Histon and Impington Local Plan 2020**

Vision, Priorities and Principles

HIM02 Interesting Buildings (Non-designated Heritage Assets of Local Interest)

HIM05 Parking Provision for Cars and Cycles

HIM13 Maximising Recreational Space

HIM14 Walking and Cycling Routes

On 10 June 2020, the Council agreed that the Histon and Impington Neighbourhood Plan meets the Basic Conditions tests subject to the modifications from the examiner and therefore should proceed to a referendum when permitted by national regulations.

Guidance published by central government in April 2020 indicates that no neighbourhood plan referendums can take place before May 2021 and therefore the referendum on this Plan will be delayed until this time.

At the current time, significant weight can be attached to the policies in the Neighbourhood Plan for decision making purposes.

10. **National Guidance**

National Planning Policy Framework (NPPF) 2019

National Planning Practice Guidance (NPPG)

National Design Guide 2019

Consultation

11. **Histon and Impington Parish Council** – Most recent comments - Recommends approval, as amended, subject to a transport method statement including set delivery times to ensure safe access for students and residents of Park Drive is maintained.
12. **Historic Buildings Officer** – Has no objections, as amended. Comments that the application seeks consent for the construction of two new buildings within the grounds of Impington Village College; a Grade I listed heritage asset. The school is one of several village colleges, unique to Cambridgeshire, which were the brainchild of Henry Morris, the Chief Education Officer for Cambridgeshire for over 30 years; he took up post in 1922. The village colleges were a response to the poor levels of literacy outside the city and were intended to be centres of lifelong learning for rural communities, offering children's education by day and adult learning courses in the evenings, along with communal and leisure facilities.

Impington is perhaps the most significant of the early examples having been designed by renowned modernist architect, Walter Gropius together with Maxwell Fry. It was noted for its 'loose-knit, relaxed style of building'¹. The supporting heritage statement identifies that 'The original 1938-9 College building holds significant special architectural and historic interest, arguably providing a true 'realisation' of the vision of Morris and the most complete example of Gropius - a pioneer of modernist architecture.'²

The setting of the school contributes to its overall significance. It is located in an area of historic parkland formerly belonging to Impington Hall, also known as Impington Park, and there is a conscious interaction between the building, particularly the teaching rooms, and the grounds. This relationship is reinforced through the use of extensive glazing and doors opening onto the grounds, forming a seamless transition between the indoors and outdoors, allowing fresh air into the classrooms with the aim of enriching the educational experience.

The parkland setting also reflects the rural context of the school, being a 'village college' rather than an urban institution; this is fundamental to the significance of the building and differentiates it from other education facilities built at this time and elsewhere in the country.

The relationship of the building and its setting has, over time, been compromised through the introduction of later, ad-hoc phases of new development. Earlier phases of development on the site made a conscious effort to respond positively to the host school building and the supporting statement discusses how the 'first phase of redevelopment sits respectfully alongside - scale / materiality / situation - the original college building, integrating seamlessly with the original building and loosely contributing to its significance as the first phase of redevelopment at Impington Village College. It continues to respect and reflect the overarching principles and visions of Morris, working within the established design ethos of Gropius.'³

Later examples reflect the growth of the school and the need to expand but have unfortunately had a detrimental impact upon the wider, rural village, setting of the listed building and its connection to its parkland context. Overall, they show limited connection with the host listed building in terms of their design and materials, resulting in a disjointed grouping of structures towards the south and west of the site.

However, some of the existing structures on the proposed development site include brick structures dating from the mid-20th century, with flat roofs and an overall modernist aesthetic which responds well to the character of the host listed building and bring a sense of cohesion to the western end of the site which preserves the wider setting of the college, despite the presence of later development in between. They are therefore considered to preserve the wider setting of the heritage asset by reason of their materials, modest scale, form and details.

Given the visibility of the school around the site and in glimpsed views along Park Drive, there is a need to rationalise the design of any new additions, in terms of their form and palette of materials to preserve and restore some much needed cohesion to the site and wider setting of the listed building.

Whilst there are modern buildings between the host school building and the development site, it should be acknowledged that such is the nature of these buildings and the changing needs of education facilities, that further phases of re-development are likely; thereby changing the current site layout, plan and possibly landscaping. Whilst we cannot second guess what may happen to the existing buildings in the future, it should be noted that the design, scale, massing, detail and materials of any new building(s) in such a highly sensitive location should be sufficiently sympathetic and appropriate to the wider setting of the heritage asset, so that were the intervening buildings to be removed in future, the subsequent impact on views and setting of the Grade I listed building would be at the very least preserved, and where possible, enhanced.

The scheme now submitted reflects discussions following a previous submission, and in heritage terms they represent a significant improvement in terms of design, form and materials which result in a structure which responds more positively to the character of the site and host Grade I listed Impington Village College building.

Overall, and encompassing the comments above, I consider that unlike other recent additions to the site, the proposed scheme now takes reference from the modernist form and material palette of the original scheme and is considered to reinforce the historic character of the site by bringing some much needed cohesion to the wider school complex, in terms of architectural design, form and materials. This includes the use of gault brick with red brick fins, or piers, tiles to emphasise the main entrances, use of canopies and the horizontal emphasis to the windows, whilst the design details are subtly different representing a more contemporary 'take' on the heritage asset rather than a pastiche.

Improved glazing to the south elevation ensures that the building responds to its wider former 'parkland' setting, now playing fields and interacts with the wider site in a positive manner, which reflects the ethos of the original school building.

Subject to the revisions discussed above and conditions, as set out below, I consider that the scheme would successfully preserve, and arguably enhance, the wider setting of the Grade I listed building, by reinforcing the historic and architectural character of the site. Its position within the site, form and massing would respect the primacy of the main school building and would preserve its historic and architectural significance and the heritage impact would be neutral.

The proposal would accord with policy NH/14.

Requests conditions in relation to details of the external materials, including signage, and materials sample and details of external windows and doors, including RAL colour and 1:20 cross-sections.

13. **Urban Design Officer** – Has no objections, as amended. Comments that Officers generally support the scheme in urban design terms. Officers consider that relocating the Ground Store and the Oil tank to the current location has strengthened the Site Layout. In addition, the proposed elevations' design approach for the Cavendish School and the IVC building would help the buildings to sit more comfortably withing the existing built form and the character. Officers recommend conditions to help ensure that the design elements are considered in detail should planning approval be granted.

Layout

Officers welcome relocating the ground store storage and the store area for the oil tank to a less prominent location. This has helped improving the site layout plan and allowed for more generous play area and landscaping to the south.

Officers observed that the public art, located to the front of the school, which was shown in an earlier layout following Officers request has disappeared in the latest version of the Site Layout Plan. The introduction of public art element can help improve the public realm quality and to create a more legible entrance, in accordance with Policy HQ/2 of the Local Plan (2018). This can be conditioned.

Architecture

Officers welcome the general approach to the elevations of the Cavendish School and the IVC building. This approach has resulted in a design which is generally more in keeping with the character of the area comparing to the earlier design approach. However, Officers believe that the main entrance design of the Cavendish School is not satisfactory as it does not reflect the strong architectural elements exhibited in the front entrance of the Listed Building (Impington Village College). It is acknowledged that an attempt has

been made to relate the proposed building to the Listed Building in terms of proportions and materials. Therefore, on balance, Officers consider the overall approach to architectural language to be acceptable.

The indicative palette of materials appears satisfactory. Given the sensitive site location and the scale of the School building, it is recommended that a material condition is imposed.

Should the scheme be approved, Officers recommend conditions in relation to details of all the materials to be used in the development, including ground surface finishes, details and samples of all external materials and finishes shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the buildings, details of all boundary's treatments (including plans, sections and elevations) at a scale of not less than 1:20, details of all windows and doors, surrounds, heads, cills, at a scale of not less than 1:20 and details of the Cycle stores should be submitted and approved in writing by the Local Planning Authority prior to the construction of the buildings.

14. **Landscape Design Officer** – Has no objections, as amended. Comments that subject to minor amendments or conditions the proposal would not have an adverse effect on the rural character and openness of the Green Belt and would comply with Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt.

The changes made by the applicant are welcomed. The mitigation works outlined within the Landscape statement have now been addressed by the applicant. Minor comments - Zone 02 – Supportive Zone 01 – Shrub planting is required to the front of the site beneath new trees and around parking area. Applicant to amend or to be conditioned Tree planting to the front of the site - New trees fail due to lack of soil and water. Applicant to provide sufficient root space for all trees. Trees planted in areas with a high ratio of hardstanding above their rooting area deserve structural soils or 3D cellular confinement systems to ensure they have the best rooting environment in this harsh location. <https://www.greenblue.com/gb/resources/soil-calculator/> A cross section of the tree planting pits and details of method and volume of structural soils or 3D cellular confinement system are to be provided. All trees in grass to be fitted with trimmer guards. Due to dry conditions in SCDC, sorbus aucuparia to be replaced with alternative species. Applicant to amend or to be conditioned Subject to minor amendments or conditions the proposed development would comply with Policy NH/2: Protecting and Enhancing Landscape Character and respect and retain, the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located.

Additional comments / concerns

Zone 1 Cavendish School –

- i) Layout, Height, Wildflower mix – My concerns have been addressed and supportive ii) Hard landscaping – block paving and road kerbs to be specified at the front of the site.

- iii) Cycle store – No details have been provided. To be conditioned and covered.
- iv) Bin Store – No boundary treatment details have been provided. To be conditioned.
- v) Sub Station - No details have been provided. To be conditioned.
- vi) Horticultural Room – Supportive
- vii) School grounds storage - Supportive

Zone 2 IVC Building

- i) Layout, Height, Hard and Soft landscaping - Supportive
- ii) Grounds store site area – Following revised Location plan 9001 this has been removed for the application and I have no further comments.
- iii) Park Drive – Supportive
- iv) Lighting – Layout of external lighting to be confirmed. To be conditioned
- v) Boundary treatment – No details have been provided within the revised drawings. To be conditioned.

15. **Trees and Landscapes Officer** – Has no arboricultural objections, as amended. Comments that the grounds store has been removed from application near the trees. Appropriate amendments have been made to the detailed landscape proposal rev P03 The Arboricultural Feasibility Report (dated 29 March 2018) is now sufficient for this stage of the application, given the removal of the grounds store. Recommends a condition in relation to the submission of a detailed Arboricultural Method Statement and Tree Protection Strategy to protect the trees on the site.
16. **Ecology Officer** – Has no objections, as amended. Comments that the site consists of a series of single story buildings, hardstanding, amenity and rough grassland, and some standing trees. The site does sit within the Impact Risk Zone of a nearby statutory protected site but does not meet the criteria that would require a consultation with Natural England. There are no non-statutory protected sites that I am aware of that are likely to be impacted by this application. Species records in the area show breeding birds, amphibians, bats, badgers, and hedgehogs have all been recorded locally.

In support of the application the applicant has submitted a Preliminary Ecological Appraisal (AGB Environmental, April 2018) and a Bat Survey Report (AGB Environmental, November 2018). The reports have provided evidence of a low value bat roost in one of the buildings to be demolished, and therefore a Protected Species Licence will be required for works to go ahead. The applicant has provided sufficient information for determination and I will require no further clarification or amendment at this time. Other non licensable mitigation activities have also been recommended to remove any other residual risks to legislative conflict. Agrees with the approach suggested by the ecologist.

The submitted Landscape Plan shows a mix of native and non-native trees which is acceptable, and there are details provided regarding the native hedge which is also welcome.

An area adjacent to the southern boundary has been labelled as 'Habitat Area' This is a welcomed addition; however there are no details regarding its content.

Recommends conditions in relation to a Construction Ecological Management Plan (CEcMP) and Landscape and Ecological Management Plan (LEMP).

17. **Environmental Health Officer** – Has no objections, as amended. Comments that it is noted that the applicant has submitted technical details of the lighting that will be installed however there is no information about the locations of the lighting.

The noise assessment submitted has been assessed and am satisfied that the noise upon the proposed development will be acceptable however as the submitted assessment highlighted, further assessments are required to demonstrate that any plant installed at the new development will not have an impact on the nearby residential properties.

Recommends conditions in relation to lighting, noise levels from plant and machinery, the hours of use of site machinery and construction related deliveries, a Construction Method Statement and the burning of waste.

18. **Contaminated Land Officer** – Has no objections, as amended. Comments that the implications of the proposals have been considered in relation to potential risks from contaminated land. In particular, the WML Consulting - Supplementary Phase 2 Geo-Environmental Investigation & Assessment (ref 8844G-WML-00-XX RP-G-0001), dated October 2019 report has been reviewed.

We have only reviewed the aspects of the report relating to contaminated land, not those covering geotechnical recommendations for road/foundation design or waste classification/acceptance.

The report submitted supplements a previous Geosphere Phase 1 & 2 Desk Study and Site Investigation Report which does not appear to have been submitted with this application and therefore I have not been able to fully review it. However, the WML Consulting report is thorough and includes a detailed summary of the previous work along with borehole records and laboratory testing results from the previous work appended. On this basis, the report is considered satisfactory and we have no critical comments to make. The report does not make any recommendations for further work or remedial measures so there is no need for any conditions requiring further works in relation to contamination.

However, although no further investigation of potential contamination is considered necessary, to ensure the safe development including risks to ground workers, recommends attaching an informative in relation to any contamination found during works to make the developer aware of their responsibilities.

19. **Drainage Officer** – Has no objections, as amended. Comments that the proposals have demonstrated that a suitable surface water drainage scheme can be delivered in accordance with South Cambs adopted Policy CC/7 water quality and Policy CC/8 Sustainable Drainage. Recommends conditions in relation to a detailed surface water drainage scheme based upon sustainable drainage principles, details of the long term management and maintenance of the system and foul drainage details.
20. **Cambridgeshire County Council Transport Assessment Team** – Has no objections, as amended, subject to mitigation for the relative impacts of the development on the New Road and Bridge Road corridor in the form of a condition to secure a Travel Plan to encourage journeys by public transport and walking/cycling.

Further information has been submitted in the form of details of the limited movements likely by public transport for the development and details of the existing bus stop. These reasons are not considered to justify the need for the previous requirements to improvements to the accessibility of the southbound bus stop outside Impington Village College with works to include a new footway located where the bus currently stops, with a bus stop shelter and bus stop road markings together with a S106 contribution for bus shelter maintenance (£7,000) to make the development acceptable in planning terms.

Comments as follows: -

Background

These comments are further to a Transport Assessment provided by Focus Transport Planning as part of an application for the erection of one two-storey building D1 for the new Special Educational Needs & Disability School on land adjacent to Impington Village College.

The school will be for 80 pupils and will employ 38 staff. The below comments relate specifically to the Transport Assessment.

National Policy Context

Reference made to the Transport Strategy for Cambridgeshire and South Cambridgeshire is agreed.

Existing Local Transport Network

Walking Routes

The site is within Impington village centre and is well connected to the key walking routes.

Cycling Facilities

It is noted that there are no cycle routes between the site and the junction of New Road with Bridge Road. The TA also suggests that this site is within a cycling distance of the Cambridge Guided Busway segregated path.

Local Public Transport Services

This is noted to be the Citi 8 bus service. This has a frequency of a bus every 20 minutes during the peak hours and every 60 minutes in the off peaks. The site is well connected to the Cambridge City bus network. The nearest bus stop is within 200m of the site, and is located outside Impington Village College entrance.

Local highway network

The proposed vehicular access to the site would be achieved from New Road and Park Drive, a private road which links with New Road at a priority T-junction to the west. Park Drive is the existing access to Impington Sports Centre and is the proposed vehicle access to the site.

Site Access

As part of the application scheme, it is proposed that the connecting section of Park Drive between the TCS application site and junction with New Road would be upgraded to include for the following improvement measures:

- Introduction of formal passing places.
- Introduction of formal T-junction arrangements between Park Drive and the IVC side road route serving the Leisure Centre.
- Introduction of new formal marked crossing points for pedestrian and cycle access.
- New and widened segregated pedestrian and cycle paths to the northern section of the route, linking to the existing IVC walk / cycle corridor.

Please refer to comments from Highways Development Management team with regards to the access junction layout and design of this route.

Existing Traffic Conditions

The applicant has undertaken a series of traffic surveys at two locations in the vicinity of the site commencing on July 2019 and one additional repeat survey in September 2019. These are agreed.

The TA includes the latest 60 months' accident record obtained from the CCC Business intelligence together with an analysis of any trends or clusters. The data provided shows that a total of 6 slight accidents took place within the study area in the five year period. There are no clusters involving vulnerable road users.

Parking

The provision of 20 car parking space plus 6 spaces in the drop-off / pick-up area is in line with the South Cambridgeshire District Council Local Plan and is recommended to be agreed.

The TA mentions that pupil cycle use is unlikely to be as significant as at standard primary / secondary school development and therefore maximum standards may not be directly applicable in this case. As a result, the provision of 34 cycle parking spaces for staff and pupils is recommended to be agreed.

Forecast Trip Generation and Distribution

The majority of pupil related movements would be undertaken via private car, either as a parent drop-off trip or as a local authority organised shared taxi. This travel mode will result in up to 90 two-way pupil related car trip movements during the AM peak and 110 two-way car trips during the AM peak.

The TA states that the staff trip demand has been assumed that circa 60% of staff travelling to the site would do as a private car driver or passenger, instead of the 72% identified from the 2011 census. The site will be operated by 38 staff and this will result in up to 22 two-way staff related car trip movements during the AM peak and 22 two-way car trips during the AM peak.

In view of the above, the proposed development could be expected to generate 112 two-way and 132 two-way car movements during the AM and PM peak hours respectively.

The trip distribution is derived from the traffic surveys and indicates that 60% of trips will be via the junction of New Road / Bridge Road, and 40% will be via New Road / Impington Lane. This is agreed.

Baseline and Committed Development

As discussed during the pre-application stage, the County Council are aware that there are several committed developments which have been taken into consideration. The TA illustrates the predicted combined traffic demand associated with these development schemes. This is agreed.

The TA states that TEMPro growth factors of 1.0766 for AM peak and 1.0985 for the PM peak have been used to calculate the 2023 Future Baseline + Committed Development flows. This is agreed.

Traffic Flow Scenarios

The TA includes the following Traffic Flow scenarios. This is agreed.

- 2019 baseline validated against queue length surveys
- Future year scenario 2023 no development (base + TEMPRO growth + committed development)
- Future year scenario 2023 with development (base + TEMPRO growth + committed development + development)

The committed developments included in the assessment are agreed.

Capacity Assessment

The following junctions have been modelled with PICADY 9:

- Park Drive / New Road junction;
- New Road / B1049 Bridge Road junction; and
- New Road / Impington Lane / Clay Close Lane / Burgoynes Road junction.

The assessment of the Park Drive / New Road junction shows that this junction will operate within capacity in both the AM and PM peaks. The applicant flows result in little change to the junctions performance.

The assessment of the New Road / Impington Lane / Burgoynes Road junction shows that this junction will operate within capacity in both the AM and PM peaks. The applicant flows result in little change to the junctions performance.

The New Road / B1049 Bridge Road junction will be approaching practical operating capacity during the AM peak period even under baseline conditions. During the AM peak period, the junction is predicted to operate within capacity for the period 08:00 - 08:45, however in the period 8:45 to 9:00 there will be a small increase in congestion resulting from the application. The RFC will rise from 0.939 to 1.002 and max queue from 5.2 to 6.8 vehicles on New Road. No queueing issues are predicted for the B1049 Bridge Road right turn. This is not considered to be a severe impact. The junction is predicted to operate within capacity during the PM period.

Travel Plan

CCC has 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.

21. **Local Highways Authority** – Has no objections, as amended, subject to a condition in relation to the submission of a traffic management plan for traffic during demolition and construction.
22. **Cambridgeshire County Council Flood and Water Team** – Has no objections, as amended.

Has reviewed the following documents:

- i) Permeability Testing, WML Consulting Limited, 8844G/RH/AJL/03. Dated: 23rd August 2020.
- ii) Proposed Site Drainage Plan Zone 01 & Zone 03, WML Consulting Limited, FS0716-WML-ZZ-XX-DR-C-1001-P15. Dated: August 2020.
- iii) Proposed Site Drainage Plan Zone 02 & Zone 04, WML Consulting Limited, FS0716-WML-ZZ-XX-DR-C-1002-P15. Dated: August 2020.
- iv) Drainage Calculations, WML Consulting Limited, FS0716-WML-ZZ-XX-CA-S-0001. Dated: August 2020.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and a soakaway, allowing surface water to infiltrate into the ground.

The groundwater table was recorded at a depth of 1.6 metres below ground level in February 2020. Ground levels will therefore be raised to 13.5 metres AOD to provide a clearance zone of 1 metre between the soakaway base and the recorded groundwater level.

Infiltration testing in line with BRE DG 365 was carried out in August 2020 at two locations, one in the north east and the other in the south. The permeable paving and soakaway, proposed to the north-east of the main building, have been designed using the lowest recorded infiltration rate of 7.54×10^{-6} m/sec.

Infiltration features have not been proposed in the southern part of the site, where infiltration was found not to be viable during the August 2020 testing. Surface water from the Horticultural Room in the south will therefore be gravity piped to the soakaway in the north east of the site.

The site is located within flood zone 1 and is at very low risk to surface water flooding.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

Requests conditions in relation to a detailed surface water drainage scheme for the site, based on the agreed Proposed Site Drainage Plan prepared by WML Consulting Engineers (ref: FS0716-WML-ZZ-XX-DR-C-1001/2-P15) dated 23rd August 2020 and details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features).

- 23. **Environment Agency** – Has no comments.
- 24. **Anglian Water** – Has no objections, as amended.

Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Wastewater Treatment

The foul drainage from this development is in the catchment of Cambridge Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would

therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Used Water Network

This response has been based on the following submitted documents: Zone 1 and 2 proposed drainage. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

25. **Historic England** – Has no comments, as amended. Suggests that the advice of the Council's specialist conservation and archaeological advisors is sought as relevant.

26. **Cambridgeshire County Council Historic Environment Team** – has no objections, as amended. Comments that the site lies in an area of archaeological potential, within the area of former post-medieval landscaped parkland associated with Impington Hall (Cambridgeshire Historic Environment Record reference 12129) and with the tree-lined avenue which formed the approach to the hall from the south-west passing directly through the proposed development area. Impington Hall, demolished in the early 20th century following which the associated parkland was offered for the formation of the Village College, was the seat of the Pepys family and Samuel Pepys, the noted diarist, visited his uncle here. The house incorporated the remains of its late-medieval predecessor (CHER ref 05287) although it was substantially remodelled/rebuilt in the early 18th century, from which period the layout of the formal parkland largely dated. The earthwork remnants of a boundary ditch probably relating to the earlier Hall have previously been identified immediately west of Zone 1 of the proposed development, adjacent to Park Drive (11243). Previous archaeological investigations to the north-west of the development have identified medieval activity, with pottery recovered dating largely to the 12th-15th centuries, with some later material (MCB19577) while investigations to the north in advance of works to construct a church hall at the medieval Parish Church of St Andrew identified sherds of Saxo-Norman pottery pre-dating the medieval graves, suggestive of earlier activity in the vicinity (ECB638, 05448).

Recommends a condition in relation to an archaeological investigation to ensure that the development would not result in damage to any significant features of archaeological interest.

27. **Sport England** – Has no objections, as amended. Comments that it is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 97) and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- i) all or any part of a playing field, or
 - ii) land which has been used as a playing field and remains undeveloped, or
 - iii) land allocated for use as a playing field
- unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

The proposal relates to the construction of one two-storey building (Class D1) for educational use and erection of one single-storey building (Class D1) for educational use, associated landscaping, car parking and replacement grounds storage facility on the edge of the playing field at this secondary school. Most of the land taken already has buildings on it, only a small area of playing field will be lost.

The buildings will form an educational unit for children on the autistic spectrum, therefore their requirements for sport and physical activity are often different than for mainstream schools, as the children often require smaller scale activities that are best suited to smaller scale facilities like small studios, or more informal activities outside, in smaller groups. The proposal will include smaller scale indoor and outdoor spaces for sport and physical activity, including a hall of 180m² and a drama studio.

The planning application statement confirms that there is a local need for this type of facility within the local area.

The proposals for new buildings for Impington Village College do not affect any existing playing fields.

Having assessed the application, Sport England is satisfied that the proposed development meets exception E3 of our playing fields policy, in that:

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- i) reduce the size of any playing pitch
- ii) result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- iii) reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- iv) result in the loss of other sporting provision or ancillary facilities on the site; or
- v) prejudice the use of any remaining areas of playing field on the site.

28. **Crime Prevention Officer** – Has no objections. Comments that the documents in relation to crime, disorder and the fear of crime and have been viewed and a search of the Constabulary crime and incident systems for this location covering the last 12 months completed. This is a location of low risk to the vulnerability to crime at present.

It is noted that there is a paragraph in the Design and Access statement on security which mentions that the applicant will be considering the measures within the Secured by Design schools guide. It is obvious that security and safety of the students, staff and visitors has been considered.

This office would be happy to discuss a Secured by Design (SBD) application. Considers that SBD accreditation could be achieved with consultation and use of the correct tested products, along with any Breeam Security Needs Assessment required to achieve the HEA06 Safety and Security credits should they be required.

29. **Natural England** – Has no comments.

Representations from members of the public

30. One letter of objection has been received from the occupier of No. 41 New Road who has concerns in relation to the increase in traffic and the safety of students. Requests traffic safety measures such as yellow lines to help access.
31. Six letters of objection were received in relation to the original position of the grounds store that has now been relocated. No further objections have been received in relation to the new location.
32. One letter of objection stated that insufficient time had been given for residents to comment as the notification letter was dated 27th December. Five of next nine days were non-working days and many people would not work from 24th December. The objector expressed there was little doubt that this was deliberate to try to reduce the opportunity for public consideration.

The site and its surroundings

33. Impington Village Collage is located on the eastern edge of the village of Impington. The main college building is a Grade I listed building and adjacent to the boundary of the conservation area.
34. The site is situated in the south eastern corner of the college grounds outside the development framework and within the Green Belt. It measures approximately 0.9 of a hectare in area and currently comprises single storey buildings, mobile units, a grounds store, access, hardsurfacing and grassland that forms part of the playing fields and amenity areas. There are a number of mature trees on the site. The trees along the boundary with New Road are subject to a Tree Preservation Order. The site lies within Flood Zone 1 (low risk).
35. The main college buildings and vehicle parking areas are situated to the north. Playing fields are situated to the east and south. Residential dwellings on Park Drive and New Road are situated to the west. The sports centre, tennis courts and scout hall are situated to the north west.

The proposal

36. The full planning application, as amended, seeks the erection of one two-storey building (Class D1) for educational use and erection of one single-storey building (Class D1) for educational use, associated landscaping, car parking and replacement grounds storage facility.
37. The development would be sited in the south eastern part of the existing built-up area of the site. It would replace a number of existing buildings and open land. The scheme would comprise two main buildings- Zone 1 and Zone 2.
38. Zone 1 would comprise The Cavendish School which is a new special free school for children with Autism Spectrum Condition The internal accommodation would include a main hall, teaching and multi-functional learning areas, and calm and sensory rooms. The external area to the rear would comprise hard and soft play areas, a habitat area, hard and soft landscaping surrounded by a 2.4 metre high weldmesh fence with gates to provide access to the playing field. The external area to the front would comprise a vehicle manoeuvring area, a vehicle parking area with 20 spaces (including one disabled space) and cycle stores with 34 spaces (24 pupil spaces and 10 staff spaces). The school would have capacity for 80 pupils aged 7 to 19 years. 38 staff would be employed.
39. The building would measure 56 metres in length, 32 metres in depth and have a height of 7.65 metres. It would have a floorspace of 2,800 square metres. The building would have a flat roof form and design with a parapet feature. The materials of construction would be cream/buff multi bricks with red/brown brick piers and tiles for the walls and light grey single ply membrane for the

roof. The joinery and rainwater goods would be light grey aluminium. The flue would be stainless steel.

40. Zone 2 would comprise additional education space for Impington Village College. The internal accommodation would include three classrooms, an IT room, a communal area and offices.
41. The building would measure approximately 29 metres in length, 12 metres in depth and have a height of 3.7 metres. It would have a floorspace of 320 square metres. The building would have a flat roof form and design with a parapet feature. The materials of construction would be cream/ buff multi bricks with red/brown brick details for the walls and light grey single ply membrane for the roof. The joinery and rainwater goods would be light grey aluminium.
42. There would also be two ancillary buildings. Zone 3 would comprise the horticultural room for the new school and Zone 4 would comprise the grounds store for the overall site.
43. The access to the site would be via the existing access along Park Drive that leads on to New Road. A number of improvements are proposed to the access including its widening in places, a new and widened footway/cycle way, crossing places, speed tables, a formal passing place and give way/traffic calming road markings.
44. The proposal would result in the retention of two category A trees and one category B tree. A number of category B trees would be removed and replaced.
45. The application has been amended to take account of a late submission of further drainage information. The Cambridgeshire County Council Flood and Water Team has commented on the amendment (see above) but the period for consultation extends beyond the date of the committee meeting. Members will be advised on the implications for this at the meeting.

Planning assessment

46. The key issues to consider in the determination of this application are whether the proposal would represent inappropriate development in the Green Belt, whether the proposal would result in any other harm through the provision of an education use, character and appearance of the area, heritage assets, trees and landscaping, biodiversity, highway safety, flood risk and neighbour amenity; and whether there are any very special circumstances for the development that would clearly outweigh any harm to the Green Belt through inappropriateness and any other harm identified.

Principle of Development in the Green Belt

47. The site is located outside of the Impington village framework and in the Green Belt and countryside.
48. Policy S/4 of the Local Plan states that a Green Belt will be maintained around Cambridge that will define the extent of the urban area. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.
49. Policy NH/9 states that redevelopment of Previously Developed Sites and Infilling in the Green Belt will be inappropriate development except for, amongst other criteria, the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
50. Paragraph 143 of the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
51. Paragraph 144 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
52. Paragraph 145 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are, amongst other criteria, limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.
53. National Planning Practice Guidance (NPPG) states that openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could be its volume.
54. The existing site is partly previously developed land and partly open undeveloped land. It comprises the Ideal building with a modular extension, a grounds store, a general store, an open sided building, two connected modular buildings, hardstanding, grassland and trees/ landscaping.
55. The existing buildings on the site have a footprint of approximately 786 square metres. The measurements of each building are set out below: -
Ideal building and extension - 571 square metres
Ground store - 120 square metres

Store - 15 square metres

Open sided building - 80 square metres

The calculation above excludes the separate connected modular buildings as these are temporary structures. The structures are single storey in height.

56. The existing hardstanding covers an area of approximately 2110 square metres.
57. The proposed development would replace the existing buildings with two school buildings, a grounds store, horticultural room , hardstanding, soft play area and trees/ landscaping.
58. The proposed buildings on the site would have a total footprint of approximately 1717 square metres. The measurements of each building are set out below: -
 - Zone 1 - 1495 square metres
 - Zone 2 - 350 square metres
 - Zone 3 - 62 square metres
 - Zone 4 - 110 square metresThe structures would be two storey and single storey in height.
59. The proposed hardstanding would cover an area of approximately 3,720 square metres excluding the existing access.
60. The footprint of the buildings on the site as a result of the proposal would be more than double the existing footprint of buildings. This would lead to the encroachment of buildings on areas which are currently open and undeveloped. There would also be a significant increase in the height of some of the buildings from single storey to two storeys. The hardstanding on the site as a result of the proposed development would also nearly double.
61. When taking all of the above points into account, the development is considered to have a much greater impact upon the openness of the Green Belt than the existing development.
62. In summary, the proposal would represent inappropriate development that is, by definition, harmful to the Green Belt in policy terms.
63. The proposal would therefore be contrary to Policies S/4 and NH/9 of the Local Plan.

Any Other Harm

Education Use

64. The application proposes the erection of a new special free school for children with Autism Spectrum Condition (ASC) and additional accommodation for Impington Village College.

65. Policy TI/9 of the Local Plan states that local circumstances, including increasing pressure on provision of places, must be taken into account when assessing proposals for education facilities in order to achieve the most sustainable development. In addition, new or enhanced education facilities should:
- a. Improve the scale, range, quality and accessibility of education provision;
 - b. Be appropriately located to the community they serve;
 - c. Mitigate the impact of any associated residential development; and
 - d. Comply with the strategic objectives of Cambridgeshire County Council, the local Children's Services Authority, and/or the ambition of the community they serve.

The Council will work with the County Council to provide high quality and convenient local education services in all parts of the district, but particularly in areas of population growth.

Developers should engage with the Children's Services Authority at the earliest opportunity and work co-operatively to ensure the phasing of residential development and appropriate mitigation is identified in a timely manner to ensure appropriate education provision can be secured.

Planning permission will be granted for new education facilities in locations accessible by walking, cycling and public transport, where this will meet an existing deficiency or support regeneration or new development.

66. The new school is supported by the Department for Education and Cambridgeshire County Council.
67. There is currently no state specialist provision for higher functioning ASC in Cambridgeshire and the County Council currently have to place 70 secondary and older primary pupils with ASC (who have higher functioning and do not have low cognitive abilities) in independent expensive or 'out-of-county' schools that specifically cater for these students.
68. The new school would accommodate up to 80 young people aged 7 to 19 (Year 3 to Year 13) with ASC. Approximately 30 enquiries have been received from prospective parents/students regarding school places for 2021. The majority of the enquiries are from Cambridgeshire area, but also some from Hertfordshire and Essex.
69. Impington Village College has been selected due to its excellent track record for supporting children with a range of special education and complex needs. The school currently offers special education for 22 students between the ages of 11-16 with learning difficulties. The close proximity to the village college would offer excellent facilities including staff and teaching resources, post 16 provision, mixing with other students at the Village College, and pupil performance monitoring.
70. The community the school would serve is wide ranging throughout the county so would need to be located where there is good access to public transport.

Impington is designated as a Rural Centre and has a very good range of services and facilities that includes excellent public transport links. There is a bus service (Citi 8) that serves the bus stops outside the college between Cottenham and Cambridge that runs every 30 minutes in the day and every hour in the evenings Monday to Saturdays and every hour in the day on Sundays. There is also guided bus services (A/B/D) from New Road/Station Road between Cambridge and St Ives that runs every 10 minutes in the day and early evening and every hour in the late evening on Mondays to Fridays, every 15 minutes in the day and early evening and every hour in the late evening on Saturdays, and every 30 minutes in the day on Sundays.

71. The southbound bus stop towards Cambridge is between Park Drive and the recreation ground and has a shelter and real time information. The northbound bus stop towards Cottenham is opposite the main entrance to the college and has real time information.
72. The site is also accessible by walking and cycling. There are public footways along both side of New Road and the surrounding roads that have street lighting. There are separate cycle lanes along Bridge Road (B1049).
73. The development is considered to improve the scale, range, quality and accessibility of education provision in the district and would contribute to the significant need for school places for children with higher functioning ASC in the county. It would support the strategic objectives of Cambridgeshire County Council and be located where there is a good accessibility to public transport.
74. Impington Village College is a mixed secondary school with sixth form. It has 1300 pupils aged 11-18.
75. The additional accommodation for Impington Village College would enhance the existing facilities available at the site and be within the same complex.
76. The community the additional accommodation serves is the settlement of Histon and Impington and surrounding villages. The site is accessible by public transport as outlined above. In addition, there are also six dedicated school buses that serve the villages of Dry Drayton, Oakington, Girton and Milton.
77. The development is considered to improve the scale of existing education provision in the area to cater for increased residential development and would be in an appropriate location to the community it serves.
78. The proposal would therefore comply with Policy TI/9 of the Local Plan.

Loss of Playing Fields

79. The new main school building identified as Zone 1 would result in the loss of a small area of playing fields in relation to the village college.

80. Policy SC/8 of the Local Plan states that planning permission will not be granted for proposals resulting in the loss of land or buildings providing for recreational use, playing fields, or for the loss of allotments or community orchards except where:
 - a. They would be replaced by an area of equivalent or better quantity and quality and in a suitable location; or
 - b. The proposed development includes provision of open space, or sports and recreation facilities of sufficient benefit to outweigh the loss; or
 - c. An excess of provision in quantitative and qualitative terms is clearly demonstrated in all the functions played by the land or buildings to be lost, taking into account potential future demand and in consultation with local people and users
 - d. Where replacement open space is to be provided in an alternative location, the replacement site / facility must be fully available for use before the area of open space to be lost can be redeveloped.
81. The majority of the site is previously developed land and the development of the new school would lead to the loss of a small part of the area of the playing fields surrounding the sports pitches and immediately adjacent to the existing buildings. The additional accommodation for the village college would lead to the loss of a small grass amenity area.
82. The new school would provide replacement provision in the form of hard and soft playspaces for the school. Whilst this is a different type of provision, it is considered appropriate given the type of open space required for children with ASC.
83. In conclusion, as a result of the overall need for the school, replacement provision, and that the proposal would only affect land that is incapable of forming part of a playing pitch and would not reduce the size of any playing pitch, the development is not considered to result in the loss of land or buildings providing for recreational use or playing fields.
84. The proposal would therefore comply with Policy SC/8 of the Local Plan.
85. Policy HIM13 of the Neighbourhood Plan states that the two playing fields at Impington Village College and the Recreation Ground are safeguarded for recreational use in accordance with Local Plan Policy SC/8. Initiatives which support the management of the two sites in order to maximise their total use for public recreation are encouraged. Establishment of a green linkage between the two sites will be supported. Schemes that encroach on the playing field will be assessed in respect of the level of harm to the playing field.
86. However, the plan also acknowledges that Morris Education Trust are developing a proposal to build a special needs school ("The Cavendish School") in the vicinity of the IVC playing fields, largely on the footprint of existing buildings. It is not the intention of this Plan to constrain this development where a minor encroachment into the Green Belt may be necessary.

87. Given the limited loss of the playing fields, the proposal is not considered to result in significant harm to recreational land.
88. The proposal would therefore comply with Policy HIM13 of the Neighbourhood Plan.

Character and Appearance of the Area

89. The site is located outside the Impington development framework and in the Green Belt and countryside.
90. Policy NH/2 of the Local Plan states that development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located.
91. Policy NH/8 states that any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt. Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.
92. Policy HQ/1 states that all new development must be of high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. As appropriate to the scale and nature of the development, proposals must, amongst other criteria, preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape; include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness; and be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.
93. The site is situated in the Bedfordshire and Cambridgeshire Claylands National Character Area. The main characteristics of the area include broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east, predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal, and Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel (small villages are usually nucleated around a church or village green, while fen-edge villages are often in a linear form along roads).

94. The development is not considered to adversely affect the distinctiveness of the landscape setting of the village as it would be separated from the open countryside by the existing playing fields.
95. The proposal would increase the built development on the site and result in some encroachment to the Green Belt and a loss of openness. However, the development is not considered to result in a visually dominant development that would adversely affect the rural character and appearance of the countryside.
96. The buildings would be situated within the existing built-up complex of Impington Village College and on partly previously developed land and partly open grassland. The development would result in some encroachment into open Green Belt land and a subsequent change from open undeveloped land to built-up land. Whilst it is acknowledged that this would be limited, it would result in a loss of openness to the site.
97. The new school building would be sited at the end of Park Drive and be accessed off the existing entrance to the south of New Road that currently serves the Sports Centre and Scout Hall. The layout of the development would create a separate area for the new school with good accessibility and aid legibility for pupils. The new building for Impington Village College would be accessed through the school grounds from the existing entrance to the north of New Road that serves the school. The layout of the development would continue existing pathways and links between the buildings.
98. The scale and height of the buildings would increase the built form on the existing site as the single storey buildings would be replaced with a two storey building. This would result in a visually intrusive development that would detract from the lower scale of buildings on the eastern part of the site adjacent to the existing playing fields. However, the buildings are considered to be in keeping with the proportions of the existing buildings on the site and are not considered to seriously harm the overall character and appearance of the area.
99. The buildings would have a contemporary style that incorporates simple rectangular plan forms and flat roof designs along with features such as horizontal windows and canopies that reflect the character and appearance of the original Impington Village College building and the earlier buildings added to the site. It would create a cohesive development that would sit comfortably within its wider context.
100. The use of gault bricks for the building with red brick details together with tiles to emphasise the main entrances would replicate materials found on the main building and would maintain the identity of the site.
101. Conditions are recommended in relation to boundary treatment, hard and soft landscaping, the standalone cycle parking building and substation to assimilate the development into its surroundings. This would include the maintenance of planting.

102. Whilst it is acknowledged that public art within the development is encouraged, it is not considered necessary in this case due to the nature of the development.
103. The development is considered to result in a high quality scheme that would reflect the context of the site in the Green Belt and setting of an important listed building whilst also creating a sense of place.
104. The proposal would therefore comply with Policies NH/2, NH/8 and HQ/1 of the Local Plan.

Heritage Assets

105. The site is situated within the setting of a grade I listed Impington Village College building and the Impington conservation area.
106. The listed building is described as follows: -

'Comprehensive school, built as village college. 1938-9 by Walter Gropius and E Maxwell Fry for Cambridgeshire County Council. Brick cross-wall construction, with some steel roof trusses, and steel framed assembly hall. External brick walls are faced with rough-textured yellow bricks, with dark brown brick plinths, chimney stacks and the piers carrying the steel girders which span the hall roof. Roofs of timber covered with boarding and asphalt. Steel roof trusses to classroom ranges supported on internal walls, so that the external walls can be largely glazed. This is a very early example of this simple building device. One and two storeys. The plan is based around a central promenade, which originally doubled as the dining area, reached directly from the main entrance, and with side entrance from Centre Court serving playgrounds. To the right of the main entrance is the assembly hall, intended also as a community hall for films and plays, fan shaped and in style reminiscent of Lubetkin and Tecton's contemporary hall at the Finsbury Health Centre, but with a stage. The two buildings served to popularise this plan in the 1950s, for school halls and for entertainment buildings - including the Royal Festival Hall. Beyond, two-storey classroom range over library and (slightly later) needlework room, with two staircases and later lift. To the rear of the promenade is the main classroom range, which extends from centrally-placed laboratory, and with covered way linking the classrooms. To the left of the entrance a gently curved range houses the adult accommodation: common room, staff room (formerly for table tennis), billiards, lecture room, committee room and library, connected to rear by covered way and with rippling pattern of bay windows under deep timber eaves to front.

The style of the facades anticipates the architectural idiom of the 1950s. Steel opening casements, in narrow timber surrounds, those to central core framed in plaster box surrounds; strong transoms above and/or below the main opening range. Timber glazed doors. Architectural display is reserved for the entrances. Main entrance through triple paired doors in blue tiled surrounds under thin cantilevered canopy with tiny round skylights, set within a framework of contrasting brickwork and with broad metal window over. Side

entrance set between curved walls.

Interiors. The unmoulded walls, many without skirtings, reflects the conscious simplicity of the design. Original doors survive throughout. Assembly hall with folded plaster ceiling incorporating square vents, timber floor and stage front. Promenade lined with lockers. Adult common room lined in plywood. Plaque commemorates the donation of the adult wing by the Directors of Chivers and Sons Limited. At the entrance another plaque commemorates the donation of the site of Impington Village College in memory of John Chivers 1857-1929.

The village college was the inspiration of Henry Morris, proselytising Education Officer for Cambridgeshire County Council. He saw that in a rural area with few amenities those provided in a school should and could be put to serve the entire community. Between 1927 and 1940 he secured the building of four such schools, each with a wing dedicated to adult education. From these small beginnings began many ideas of community education widely promoted after the war, and developed architecturally by authorities such as Nottinghamshire and Leicestershire in the late 1960s and 1970s. Impington, the fourth, is the most significant, however, for suggesting a loose-knit, relaxed style of building, understated, modern yet user-friendly and incorporating traditional materials, that inspired the post-war school building boom that was England's most significant architectural achievement internationally. It was an important source for the ideas embodied, most notably, in the Hertfordshire schools programme. It is also much the most significant and only unaltered work by the pioneering modern architect and educator Walter Gropius (1883-1969) from his short residency in Britain (1934-7), and one of his few buildings anywhere. Gropius was the pioneer of the simple modern style in brick and glass, for example his Fagus Factory, Alfeld (1911 onwards) and temporary Werkbund Exhibition office buildings in Cologne (1914). But Gropius showed a particular interest as a designer of entertainment and education buildings, and among his first contacts on reaching England in 1934 were Leonard Elmhirst of Dartington Hall and Henry Morris. Morris saw Gropius's college as a prototype for subsequent buildings, and secured private funding from grant sources for the employment of an outsider.

'Henry Morris's celebrated series of village colleges in Cambridgeshire were the most prophetic expression of what a "community school" might mean. They began by offering an educational example, and went on to give an architectural one as well.' (Saint, 1987). 'One of the best buildings of its date in England, if not the best. Equally successful its grouping and its setting among the trees of the Impington Hall Estate. The pattern for much to come (including most progressive schools built after the Second World War), in so far as at Impington the practical and visual advantages of modern forms in a loose yet coherent, completely free-looking arrangement had first been demonstrated.' Later additions, detached in the grounds, were always intended, as funding allowed. The original Gropius Building is little altered and has been well maintained.'

107. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation

area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

108. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

109. Policy NH/14 of the Local Plan states that development proposals will be supported when they sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details and they create new high quality environments with a strong sense of place by responding to local heritage character including in innovatory ways.

Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework, particularly:

- i) Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;
- ii) Non-designated heritage assets including those identified in conservation area appraisals, through the development process and through further supplementary planning documents;
- iii) The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;
- iv) Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;
- v) Historic places;
- vi) Archaeological remains of all periods from the earliest human habitation to modern times.

110. The main significance of the listed building is its features of historic and architectural interest. Impington is perhaps the most significant of the early examples and noted for its 'loose-knit, relaxed style of building'. It provides a true 'realisation' of the vision of Morris and the most complete example of Gropius - a pioneer of modernist architecture.'

111. The setting of the school also contributes to its overall significance due its historic parkland formerly belonging to Impington Hall. There is interaction between the buildings and the grounds and its parkland reflects the rural context of the school as a village college.

112. The relationship of the building and its setting was originally respected through new developments that reflected the modernist style of the main building. However, it has more recently been compromised by different styles of development that have not connected with the building and detracted from its setting.

113. The proposed buildings are considered to respond positively to the site in terms of their siting, massing, form, design, and materials.
114. The position of the buildings on the site and the overall simple form and massing of the buildings would respect the primacy of the main school building.
115. The contemporary interpretation of the modernist style of architecture along with the incorporation of features found on the main building and the use of similar materials with brick details would complement the character and appearance of the grade I listed building and its parkland setting.
116. The development is considered to reinforce the historic nature of the site and would result in a cohesive development that would preserve the significance of the listed building in terms of its special character and appearance and its wider setting.
117. The main significance of the Impington conservation area is St Andrews Church and its rural setting that comprises an open character of buildings and small fields. The Impington Village College site is situated within the immediate setting of the conservation area.
118. The development is considered to be sympathetic to the character and appearance of the conservation area as it would reflect the siting, massing, form, design and materials of existing buildings on the site.
119. The proposal is considered to have a neutral impact and would sustain the significance of heritage assets.
120. Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Notwithstanding the conclusion that the proposal will have a neutral impact, officers consider that any less than substantial harm resulting from the development is nevertheless outweighed by the public benefits of the development in terms of the need for the new school and the additional accommodation that would be provided for the existing school.
121. Conditions are recommended in relation to details of the external materials, including signage, and materials sample and details of external windows and doors, including RAL colour and 1:20 cross sections.
122. The site lies in an area of archaeological potential. The development is not considered to result in harm to non-designated assets in the form of features significant archaeological interest providing a condition is attached to any consent to secure an archaeological investigation of the site and recording of any remains.
123. The proposal would therefore comply with Policy NH/14 of the Local Plan.

124. Policy HIM02 of the Neighbourhood Plan states that a list of Interesting Buildings in Histon and Impington shall be maintained. The list will be subject to annual review when buildings may be added or removed. The buildings on the prevailing Interesting Buildings list established in accordance with this Policy are identified as non-designated heritage assets. Proposals for any works that would lead to harm or substantial harm to a non-designated heritage asset should be supported by detailed analysis of the asset that demonstrates the wider public benefit of the proposal.

Where proposals have any effect on a non-designated heritage asset, a balanced judgement will be applied having regard to the scale of any harm or loss and the significance of the heritage asset.

125. The 'Concertina' house and gateway New Road is on the list of Interesting buildings and is defined as a non-designated heritage asset. It is an ancillary lodge building to the main village college building at the southern entrance on New Road. The setting of the building is mainly the mature trees and the wall along New Road.
126. The new school and village college buildings are not considered to result in harm to the significance of this non-designated heritage asset as they would be situated a significant distance away from and be separated by intervening development in the form of the existing two-storey dwellings on Park Drive, the Sports Centre and tennis courts along with a group of trees.
127. However, the development would also include alterations to the existing access within the immediate vicinity of the building. These works comprise new footways and cycleways, a raised speed table and a crossing and create a more formal entrance. This development would further formalise the access and is considered to have an effect upon the setting of the non-designated asset.
128. The main significance of the asset is the structures and the setting of the structures is considered of lower significance. The works are not considered to lead to substantial harm to the setting. Notwithstanding the above, the public benefits of the development in terms of the new school and additional accommodation for the existing school are considered to outweigh any harm.
129. The proposal would therefore comply with Policy HIM02 of the Neighbourhood Plan.

Trees and Landscaping

130. The site currently comprises a number of trees. There are two category A (high quality) trees, a large number of category B (moderate quality) trees and a small number of category U (poor quality) trees.
131. An Arboricultural Feasibility Report was submitted with the application. The two category A Beech and Sycamore trees and one category B Silver Birch

tree along the eastern boundary would be retained and protected. These are the most important trees on the site. The group of trees adjacent to Park Drive would also be retained.

132. A number of category B and U trees would be removed from the site. However, these would be the younger or poor quality trees.
133. The development is not considered to result in the loss of any trees that are important to the visual amenity of the area.
134. New native trees would be provided within the site to compensate for the trees lost and enhance the quality of the development and rural character and appearance of the Green Belt. The general landscape strategy is supported and a condition is recommended to agree the precise details.
135. The proposal would therefore comply with Policy NH/4 of the Local Plan.

Biodiversity

136. The site consists of habitats in the form of buildings, trees, shrubs, rough grassland, amenity grassland, hardstanding and a dry pond.
137. An Preliminary Ecological Appraisal and Bat Survey Report were submitted with the application.
138. The Preliminary Ecological Appraisal considered the single storey brick Ideal building to have low suitability for roosting bats due to a hole in the soffit. The other buildings were considered to have negligible suitability for roosting bats. One Silver Birch tree with a cavity was considered moderate suitability for roosting bats. The rough grassland and hedge had suitability for foraging bats.
139. The Bat Survey comprised an inspection of Building 1 which confirmed that it comprises a day roost for pipistrelle bats. A number of droppings were found. Two dusk emergence surveys and a dawn entry survey were carried out to determine activity. Two pipistrelle bats were recorded on each of the emergence surveys and one pipistrelle was recorded on the entry survey.
140. A tree inspection was carried out on the Silver Birch tree and was considered to have negligible suitability for roosting bats.
141. The Preliminary Ecological Appraisal assessed the site for badgers, birds, newts and reptiles. No badger setts or evidence of badgers latrines, pathways, footprints, snuffle holes or hairs was recorded on the site or within a 30 metres buffer. The trees were considered to have high potential for nesting birds. The rough grass was considered to provide a low suitability terrestrial habitat for foraging, sheltering, or hibernating great crested newts. The dry pond was considered unlikely to hold enough water to support great crested newts. The rough grass was considered of negligible potential to support reptiles due to the lack of connection to similar features. The site had potential for hedgehogs.

142. Mitigation required includes a Bat Mitigation Licence from Natural England, to include appropriate timing of works, replacement roost sites (ecological supervision of demolition works under suitable weather conditions and precautionary lighting measures. Further mitigation recommended is the retention of trees and replanting of any trees lost with native species, removal of vegetation outside the bird breeding season or checked by an Ecologist prior to removal, cover excavations at night and temporary fencing to materials to protect from badgers,
143. Biodiversity enhancement suggested includes replacement native tree planting, planting a native hedge and the installation of bird boxes on mature retained trees and the installation of and bat boxes on the trees or new building.
144. Conditions are recommended for the submission of a Construction Ecological Management Plan (CEcMP) to ensure adequate mitigation and enhancement together with a Landscape and Ecological Management Plan (LEMP) to ensure biodiversity on the site is maintained in the future.
145. Subject to the above conditions, the proposal would not have an adverse impact upon protected species.
146. The proposal would therefore comply with Policy NH/4 of the Local Plan.

Highway Safety

147. The access to the site is via Park Drive and off New Road which is a fairly busy through road with a speed limit of 30 miles per hour.
148. The development would result in an increase in traffic generation to the site. It is estimated to generate 112 two-way and 132 two-way car movements during the AM and PM peak hours respectively. 60% of trips will be via the junction of New Road / Bridge Road, and 40% will be via New Road / Impington Lane.
149. The majority of pupil movements would be by private car, either as a parent drop-off trip or as a local authority organised shared taxi trip. This travel mode will result in up to 90 two-way pupil related car trip movements during the AM peak and 110 two-way car trips during the AM peak.
150. The staff trips would comprise 60% of staff travelling by private car driver or as a passenger. This travel mode will result in up to 22 two-way staff related car trip movements during the AM peak and 22 two-way car trips during the PM peak.
151. The proposed traffic levels take into account committed developments. The TEMPro growth factors of 1.0766 for AM peak and 1.0985 for the PM peak have been used to calculate the 2023 Future Baseline + Committed Development flows.

152. The capacity of the junctions at Park Drive/ New Road, New Road / B1049 Bridge Road and New Road / Impington Lane / Clay Close Lane / Burgoynes Road have been modelled.
153. The assessment of the Park Drive / New Road junction shows that this junction will operate within capacity in both the AM and PM peaks. The development flows result in little change to the junction's performance.
154. The assessment of the New Road / Impington Lane / Burgoynes Road junction shows that this junction will operate within capacity in both the AM and PM peaks. The development flows result in little change to the junctions performance.
155. The New Road / B1049 Bridge Road junction will be approaching practical operating capacity during the AM peak period even under baseline conditions. During the AM peak period, the junction is predicted to operate within capacity for the period 08:00 - 08:45, however in the period 8:45 to 9:00 there will be a small increase in congestion resulting from the application. The RFC will rise from 0.939 to 1.002 and max queue from 5.2 to 6.8 vehicles on New Road. No queueing issues are predicted for the B1049 Bridge Road right turn. This is not considered to be a severe impact. The junction is predicted to operate within capacity during the PM period.
156. To mitigate the impact, a condition is recommended to agree a travel plan to encourage greater use of public transport. The originally requested improvements to the accessibility of the southbound bus stop outside Impington Village College with works to include a new footway located where the bus currently stops, with a bus stop shelter and bus stop road markings together with a S106 contribution for bus shelter maintenance (£7,000) are not required to make the development acceptable in planning terms due to the limited movements likely by public transport for the development and details of the existing bus stop.
157. The development is not considered to adversely affect the capacity and functioning of the public highway and be detrimental to highway safety.
158. A condition is recommended to secure a traffic management plan for vehicles during demolition and construction to ensure traffic is limited at peak times, an appropriate route for vehicles, management of the public highway and the safety of pedestrians and vehicles on the site and in the surrounding area.
159. The site is in a sustainable location with good access to public transport as previously discussed in this report (education use section). The site is also accessible by walking and cycling.
160. The development would include works to the access in the form of the provision of passing places and improvements to existing give way section of the access, a junction between Park Drive and the road to the sports centre, a speed table, widened pedestrian and cycle access and crossing points.

161. These works would improve accessibility to the site for pedestrians and cyclists and encourage travel by more sustainable modes of transport other than the private motor vehicle.
162. D1 non-residential institution (secondary school and primary school) uses require 1 vehicle parking space per 2 staff plus waiting facilities/ 1.5 spaces per classroom. The school would have 38 staff. This would result in a requirement for 19 spaces plus waiting facilities.
163. 20 vehicle parking spaces would be provided on the site that would include one disabled space. There would also be space for 6 vehicles in the drop off/pick up zone. The level of vehicle parking would accord with the standards and is considered acceptable.
164. D1 non-residential institution (secondary school and primary school) uses require 1 cycle parking at a rate of 30% for pupils over 5 and 60% for pupils over 12 years. The school would have 80 pupils but there are no details of specific ages of pupils. Taking an average of 45% for all pupils, this would result in a requirement for 36 cycle parking spaces.
165. A cycle parking shed with 24 spaces would be provided for pupils adjacent to the school. A separate cycle shed with 10 spaces would be provided for staff. However, the status of the school alongside the large pupil catchment means that pupil cycle use is unlikely to be as significant as at standard primary/ secondary school development. The level of cycle parking is consequently considered acceptable.
166. The proposal would therefore comply with Policies TI/2 and TI/3 of the Local Plan and paragraph 109 of NPPF.
167. Policy HIM05 of the Neighbourhood Plan states that in addition to the indicative car parking standards and the minimum cycle parking standards set out in Local Plan Policy T1/3 and Figure 11 the following requirements must also be met. In doing so, due reference shall be made to provisions of the District Design Guide and the Histon & Impington Village Design Guide SPD 2020.

Moreover, car and cycle parking in and around both the Commercial Core and Station Site shall be provided so as to complement Policies HIM06 and HIM17 to support the vibrancy and vitality of these areas.

Car Parking

Indicative car parking standards are set out in Table 3 (see also Figure 11 of the Local Plan).

On restricted streets, all parking provision (including for visitors, customers and any business vehicles) must be provided off the running carriageway, unless the specific development proposal in question is not likely to have any

adverse impact on amenity, the passage of buses and service vehicles, or road safety through the creation of additional on-street parking.

Parking provision shall take into account the needs of the disabled; business provision should include the necessary parking provision for blue badge holders.

Cycle Parking

Minimum cycle parking standards are set out in Table 3 (see also Figure 11 of the Local Plan).

Safe and secure cycle parking shall be provided for residents, visitors / customers and employees. Specifically, cycle parking shall be:

- i) Conveniently sited - All residential cycle parking shall be sited in a manner that encourages the use of a cycle as the first choice for short trips.
- ii) Accessible and easy to use - The facilities provided shall be easy to use by all members of the community at all life stages, ideally without the need to lift or drag the cycle to park it.
- iii) Safe and Secure - Cycle parking must always be secure and give cyclists the confidence that their cycle will still be there when they return. The location should help users feel personally secure with good lighting and natural surveillance.
- iv) Covered, fit for purpose, attractive and designed to fit into the character of their local area.

General

The standards stated in Table 3 take precedence over the indicative car parking provision and minimum cycle parking provision standards given in Figure 11 of the Local Plan.

168. New Road is identified as a restricted street. There are no additional vehicle parking standards and the vehicle parking spaces for the development would be on site and not on the running carriageway.
169. Cycle parking standards are set at a rate of 50% for pupils over 5, and 75% for pupils over 12 years; plus 1 space for every 2 members of staff.
170. The school would have 80 pupils but there are no details of specific ages of pupils. Taking an average of 45% for all pupils, this would result in a requirement for 36 cycle parking spaces. There would be 38 staff which would result in a requirement for 19 cycle spaces.
171. As stated above, the proposed cycle parking provision of 34 spaces is considered acceptable.
172. The proposal would therefore comply with Policy HIM05 of the Neighbourhood Plan.

Flood Risk

173. The site is located within flood zone 1 (low risk).
174. A Flood Risk Assessment, surface water drainage design statement and calculations, and a drainage layout plan has been submitted with the application.
175. The development is not considered to be at significant risk of flooding and the development is appropriate within the low risk flood zone. It is not sited close to any fluvial sources.
176. The development is not considered to increase the risk of flooding to the site and surrounding area. Surface water from the development is proposed to infiltrate into the ground through soakaways to the north and permeable paving. On site filtration tests have been carried out to demonstrate that this is an acceptable method of drainage that meets sustainable drainage principles. Soakaways would be in the form of a geocell crate under the car park. The volume of the storage has been designed in accordance with the lowest infiltration rate to be able to accommodate a 1 in 100 year storm event plus 40% for climate change. The soakaways would have quality treatment measures to minimise pollution to groundwaters.
177. Conditions are recommended to secure a suitable surface water drainage scheme along with details of its long-term maintenance.
178. The development would therefore comply with Policies CC/7, CC/8 and CC/9 of the Local Plan.

Neighbour Amenity

179. The development would be located adjacent to existing residential properties at Nos. 1 to 5 Park Drive and the existing school.
180. The development would result in 112 two-way and 132 two-way car movements during the AM and PM peak hours. Traffic would use Park Drive to access the site.
181. The proposal would result in an increase in noise and disturbance from traffic using the access and parking areas, pupils using the external amenity areas and internal rooms. However, it is not considered to be an unacceptable level of noise and disturbance to neighbours as the existing access already serves a number of vehicle parking areas for the school and the nearby sports centre and the dwellings are surrounded by existing playing fields.
182. Conditions are recommended to control hours of use of site machinery and deliveries/dispatches during construction, a Construction Method Statement and limited noise levels from any plant and machinery.
183. The proposal would therefore comply with Policy HQ/1 of the Local Plan.

Third Party Comments

184. One resident has highlighted potential highway safety concerns and suggested that yellow lines be introduced along New Road to help occupiers of properties in New Road join the traffic flowing along New Road and to allow better access for the school and improved safety for students. Officers are unaware of any evidence for the need for such controls and are mindful of the support of the Local Highways Authority to the scheme as submitted.
185. A number of residents were concerned about the location of the grounds store but this has since been relocated and no further objections were received regarding its new location.
186. One resident was concerned about the consultation process. Officers are satisfied that residents have had sufficient time to comment on the proposal.

Other Matters

187. A condition is recommended to ensure that any contamination found during the development is remediated to safeguard the health of occupiers and ground waters to comply with Policy SC/11 of the Local Plan.
188. A condition is recommended to secure a suitable scheme of foul drainage to ensure water quality is not compromised and to comply with Policy CC/7 of the Local Plan.
189. The development proposes the installation of air source heat pumps. A condition is recommended to secure a reduction in carbon emissions by 10% through renewable energy sources to comply with Policy CC/3 of the Local Plan.
190. The development water efficiency measures in the form of flow restrictors to taps and dual flush WC's along with a water meter to monitor usage. A condition is recommended to secure a BREAM standard of at least 2 credits to protect the water supply and comply with Policy CC/4 of the Local Plan.
191. A condition is recommended to secure the provision of infrastructure to enable the delivery of high speed broadband services to drive economic growth, help our businesses and communities to thrive and make it easier to access public services in accordance with Policy TI/10 of the Local Plan.

Very Special Circumstances

192. As stated above, the proposal would represent inappropriate development that is, by definition, harmful to the Green Belt. The development would also result in some visual harm. Very special circumstances consequently need to be demonstrated that would clearly outweigh the harm to the Green Belt through inappropriateness and other harm.

193. There are considered to be very special circumstances in this case which are set out below.
194. As previously stated in the report (education use section), there is an identified need in Cambridgeshire for the provision of state specialist provision for higher functioning ASC. Currently, the County Council has to place 70 secondary and older primary pupils with ASC (who have higher functioning and do not have low cognitive abilities) in independent expensive or 'out-of-county' schools that specifically cater for these students.
195. The scheme is supported by the department for Education and Cambridgeshire County Council. The request for funding for the school was submitted with the following information: -

Detailed forecasting shows that the population of children and young people with ASC in Cambridgeshire will rise by over 500 by 2025; the expected total with Education Health and Care Assessments and Plans and ASC being approximately 1,600 children and young people. As of 2016, this trend has not faltered for the past 15 years and by 2020 /21, the number is expected to be approximately 1,260 children and young people, over 200 more than at present.

Based on current data CCC expect that currently 50% of the ASC cohort will continue to be in a mainstream school and 30% in special schools i.e. for those with severe learning difficulties. The remaining children and young people will need specialist school places for high functioning autism. The Local Authority has a Special Educational Needs and Disability Action Plan that sets out the need for additional provision to meet growth of ASC.

As of 2016, three new Area Special Schools are planned for those pupils who have severe learning disabilities in Cambridgeshire. These schools will cater for those who have ASC as an additional need to this. Alongside this development, CCC is currently developing provision to meet the needs of children and young people with ASC who could be placed successfully in mainstream primary and secondary schools with additional specialist support. However, CCC has a growing cohort of those who cannot manage in a mainstream school despite purposeful measures and who have broadly average and above average cognitive abilities. They need specialist school placements, and this has to date been met by placing in the independent sector in the absence of any other suitable alternative. This is not sustainable.

Therefore, there is a gap in provision now, and in the future, for placements for those children with high functioning ASC. A few places have been accessed in free schools in bordering Local Authorities, but this is not ideal and requires in some cases extensive travel. Currently 90 children and young people have been placed in four specialist ASC schools. These are in Cambridgeshire (2 ASC independent schools), Suffolk and Peterborough (both free schools for ASC). All of these schools are accessed by other regional Local Authorities too resulting in a high demand for places and often no availability. The total cost for the placements in these four schools is £4m, at an average cost of

about £53K independent sector and £22K + for the free schools. By 2020 the Council will need access to 131 specialist ASC day places for this cohort, 40 more than now and at an additional cost of over £2.1 m.

The current spending on independent specialist educational placements places huge pressure on the high needs block. The current numbers of available places in these schools will not suffice or would be affordable to extend use in the independent sector. The Free School places are cross border and bring with them issues of availability and accessibility. CCC therefore need to secure sufficient affordable capacity in county.

A new specialist free school in county offering places would support growth and at a cost that would be in line with the efficient use of resources. The cost per place would be at least would be half of that if independent schools (£22K).

The data provided by CCC clearly identifies growth. This growth cannot be met by current provision in county, or cross border, as this does not have capacity and is not affordable. CCC needs to continue with its commissioning strategy to ensure that the demand can be met in county.

In addition to meeting an identified need within the area for SEND provision, the school will also provide a high-quality teaching environment for autistic pupils. There will be a bespoke curriculum that reflects the needs and interests of each individual. A programme of extra-curricular opportunities which are centred around each student will also be provided, such as a horticultural club.

196. The new school would accommodate up to 80 young people aged 7 to 19 (Year 3 to Year 13) with ASC. Every student will be supported as an individual to develop and flourish to the best of their ability, academically, socially, emotionally and personally. There would be a bespoke curriculum that reflects the needs and interests of each student as well as extra curricular activities to provide opportunities for further learning.
197. The site at Impington Village College is run by the Morris Education Trust who also have another secondary school at Witchford. The main principles of the Trust are based upon the visions of Henry Morris who developed Impington Village College to enrich and transform the lives of students and pupils who come to the schools.
198. The site at Impington was selected for the new school due to its easy accessibility from Cambridge and good public transport links.
199. A site search assessment was carried out to determine whether there were any other suitable sites outside the Green Belt and within close proximity to Impington Village College to accommodate the new school.
200. The report firstly set out the search criteria for the site of the school. These are outlined below along with a brief summary of the reasons: -

- i) A location within 800 metres of Impington Village College - The existing school has an excellent track record for supporting children with a range of special education needs praised by Ofsted, access to a wide range of facilities on the existing site and by walking, and a mainstream school setting.
- ii) A site area of not less than 0.61ha. - Government guidance requires a minimum site size of 6,100sqm (0.61ha) for schools with special needs and can be reduced if existing facilities at the village college are used
- iii) Topography and character of the site and surrounding area - A level site to allow easy accessibility for a range of pupils and a tranquil and secure environment.
- iv) Availability - Funding from the public purse and a freehold or long leasehold for the long term.
- v) Accessibility - Good transport links, staff with the correct experience and qualification, and preferable direct access into a principal road for safety reasons.
- vi) Short term deliverability – Urgent need as existing situation is detrimental to the health, well-being and education of the children involved.
- vii) Planning policy context – Policy designations understood and there are no constraints upon the design and function of the school.

- 201. It then identified a number of sites with the potential for the development in Histon and Impington and assessed them in relation to the above criteria.
- 202. 23 sites were initially selected and assessed. Once the criteria of the distance from the existing village college was taken into consideration, this reduced the search to 8 sites. These sites were considered further in relation to policy constraints such as high risk flood zones and reduced to 5 sites. The five sites were fully assessed in relation to accessibility and reduced to two sites. The final two sites were fully assessed in connection with the remaining criteria.
- 203. The final two sites were Land to the West of Milton Road and Impington Village College.
- 204. The Land to the West of Milton Road was ruled out as it is open Green Belt land and the development would have a greater visual impact. It is also not available on the open market so would not be deliverable in the short term.
- 205. The Impington Village College site is therefore considered the only site that could accommodate the development.
- 206. The college complex is partly situated within the development framework and partly within the Green Belt. The existing areas within the development framework and outside the Green Belt that could potentially accommodate the development are very limited and within the immediate setting of the grade I listed building. Such development in this location would detract from the setting of this listed building that makes an important contribution to the high significance of the heritage asset.
- 207. The site for the new school and additional accommodation would make use of part of the site in the Green Belt that is previously developed and sited in close

proximity to existing buildings. This would ensure that it would not substantially encroach into the playing fields and lead to the loss of this open space that also is important to the setting of the listed building, the provision of open space within the village and setting of the village.

208. The reasons set out above are considered to constitute very special circumstances that would clearly outweigh the harm to the Green Belt through inappropriateness and other harm identified.

Planning balance and conclusion

209. The proposal seeks the erection of two buildings for educational use (Class D1) together with two ancillary buildings and associated car parking and landscaping within the grounds of Impington Village College. The main building would be a new free school for children with Autism Spectrum Condition and the second building would be additional accommodation for Impington Village College. The ancillary buildings include relocation of the existing ground store.
210. The site is located outside the Impington development framework and in the Green Belt and countryside. It is situated within the setting of a grade 1 listed building and adjacent to the conservation area.
211. The development would represent inappropriate development that is by definition harmful to the Green Belt. It would result in other visual harm to the character and appearance of the Green Belt and countryside.
212. However, there are considered to be very special circumstances in this particular case in terms of the need within the County for the provision of state specialist provision for higher functioning ASC in a sustainable location with good links to Cambridge and that has an excellent track record for supporting children with autism. This would justify the development on this particular site and clearly outweigh the harm to the Green Belt through inappropriateness and other harm identified.

Recommendation

213. Delegated approval subject to no new material issues being raised during the amendment consultation period and subject to referral of the application to the Secretary of State as a departure together with the following conditions and informatives.

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:

Location Plan	FS0716-MCA-ZZ-XX-DR-A-9001 revision P03
Proposed Site Layout	FS0716-MCA-01-XX-DR-A-9004 revision P10

Zone 1

Proposed Ground Floor	FS0716-MCA-01-GF-DR-A-9006 revision P04
Proposed First Floor	FS0716-MCA-01-01-DR-A-9007 revision P04
Proposed Roof Plan	FS0716-MCA-01-RF-DR-A-9008 revision P04
Proposed Elevations	FS0716-MCA-01-XX-DR-A-9009 revision P08

Zone 2

Proposed Ground Floor	FS0716-MCA-02-GF-DR-A-9011 revision P04
Proposed Roof Plan	FS0716-MCA-02-RF-DR-A-9012 revision P04
Proposed Elevations	FS0716-MCA-02-XX-DR-A-9013 revision P05

Zone 3

Horticulture Room	FS0716-MCA-03-GF-DR-A-1015 revision P07
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Zone 4

Grounds Store	FS0716-MCA-04-GF-DR-A-1016 revision P07
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(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 Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), the premises shall be used for education purposes and for no other purpose (including any other purposes in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

(Reason – The development is considered to result in very special circumstances in the Green Belt in accordance with Policy S/4 of the adopted Local Plan 2018.)

d) Prior to any commencement of the relevant element of the development, samples of the external materials including signage materials, shall be made available on site for inspection and thereafter agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(Reason - To ensure that the appearance of the site does not detract from the setting of heritage assets and the character of the area in accordance with Policies NH/14 and HQ/1 of the adopted Local Plan 2018.)

e) Prior to any commencement of the relevant element of the development, details of external windows and doors, including RAL colour and 1:20 cross sections, shall be submitted to the Local Authority for approval. The RAL colour shall be agreed with the Conservation Officer on site to ensure a good match with the proposed bricks. The development shall be carried out in accordance with the approved details.

(Reason - To ensure that the appearance of the site does not detract from the setting of heritage assets and the character of the area in accordance with Policies NH/14 and HQ/1 of the adopted Local Plan 2018.)

f) Prior to the first occupation of the development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed prior to the occupation of the development in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

g) Prior to the first occupation of the development full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure the development is satisfactorily assimilated into the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

h) Prior to the first occupation of the development full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. It shall also include full details of tree planting pits inclusive of method and volume of structural soils or 3D cellular confinement.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policy NH/4 of the adopted Local Plan 2018.)

i) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policy NH/4 of the adopted Local Plan 2018.)

j) Prior to the first occupation of the development, an implementation and management plan for the landscape works shall be submitted to and approved in writing by the Local Planning Authority. A landscape management plan, stating management responsibilities and a schedule of maintenance and monitoring operations for all landscape areas for a minimum of five years following implementation.

(Reason - To ensure the development is satisfactorily maintained to ensure that the impact on the Green Belt is mitigated in accordance with Policy NH/8 of the adopted Local Plan 2018.)

k) Before any works on site commence a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.)

l) No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following.

- i) Risk assessment of potentially damaging construction activities.
- ii) Identification of "biodiversity protection zones".
- iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- iv) The location and timings of sensitive works to avoid harm to biodiversity features.
- v) The times during which construction when specialist ecologists need to be present on site to oversee works.
- vi) Responsible persons and lines of communication.
- vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall adhere to and be implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

(Reason - To minimise disturbance, harm or potential impact upon protected species in accordance with Policy NH/4 of the adopted Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981.)

m) A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the

commencement of development above slab level. The content of the LEMP shall include the following.

- i) Description and evaluation of features to be managed.
- ii) Ecological trends and constraints on site that might influence management.
- iii) Aims and objectives of management.
- iv) Appropriate management options for achieving aims and objectives.
- v) Prescriptions for management actions.
- vi) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five year period).
- vii) Details of the body or organisation responsible for implementation of the plan.
- viii) Ongoing monitoring and remedial measures.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

(Reason - To enhance ecological interests in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018.)

n) No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, to include historic building recording, which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- i) The statement of significance and research objectives;
- ii) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- iii) The timetable for the field investigation as part of the development programme;
- iv) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

(Reason - To ensure that the significance of historic environment assets is conserved in accordance with Policy NH/14 of the adopted Local Plan 2018.)

o) No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The principle areas of concern that should be addressed are:

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

(ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
(iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway.
(iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.
The development shall be carried out in accordance with the approved details.
(Reason - In the interests of highway safety.)

p) The development shall not be occupied until a Travel Plan for both staff and visitors has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.
(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TI/2 of the adopted Local Plan 2018.)

q) If during the development contamination not previously identified is found to be present at the site, such as (but not limited to) physical or visual evidence of contamination such as fuels/oils, waste/refuse or backfill or asbestos, 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.
(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted Local Plan 2018.)

r) No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Proposed Site Drainage Plan prepared by WML Consulting Engineers (ref: FS0716-WML-ZZ-XX-DR-C-1001/2-P15) dated 23rd August 2020 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of any building.
(Reason - To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies CC/8 and CC/9 of the adopted Local Plan 2018.)

s) Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water

management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

(Reason - To ensure the satisfactory maintenance of drainage systems that are not publicly adopted in accordance with Policies CC/8 and CC/9 of the adopted Local Plan 2018.)

t) The development hereby permitted shall not be occupied until foul drainage works have been carried out in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

(Reason – To ensure a satisfactory method of foul water drainage in accordance with Policy CC/7 of the adopted Local Plan 2018.)

u) The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels by more than 5dB(A) between the hours of 0700 - 2300 (taken as a 15 minute LA90 at the nearest sound-sensitive premises) and shall not exceed the background sound level between 2300 - 0700 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. An assessment to prove compliance must be submitted to the Local Authority once installed.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

(Reason – To protect the amenities of occupiers of the nearby buildings in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

v) No development shall commence on site (including any site clearance/preparation works), until a Construction Method Statement has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the construction period:

- i) The parking of vehicles of site operatives and visitors
- ii) Loading and unloading of plant and materials
- iii) Storage of oils, fuels, chemicals, plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding, including any decorative displays and facilities for public viewing
- v) Wheel-wash washing facilities and road-cleaning arrangements
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from site preparation and construction works
- viii) Measures for the protection of the natural environment
- ix) Hours of work on site, including deliveries and removal of materials
- x) Full details of any piling technique to be employed, if relevant

xi) Location of temporary buildings and associated generators, compounds, structures and enclosures, and
xii) Routeing of construction traffic.

(Reason – To protect the amenities of occupiers of the nearby buildings in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

w) No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 07.00 to 19.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

(Reason – To protect the amenities of occupiers of the nearby buildings in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

x) Prior to the occupation of the development, details of the covered and secure cycle parking for staff shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be installed in accordance with the agreed details prior to the occupation of the development and thereafter retained.

(Reason – To ensure adequate cycle parking in accordance with Policy TI/3 of the adopted Local Plan 2018.)

y) Prior to the occupation of the development, details of the design of the screened storage of refuse and substation shall be submitted to and approved in writing by the Local Planning Authority. The screened refuse storage and substation shall be completed before the development is occupied in accordance with the approved scheme and shall thereafter be retained.

(Reason - To provide for the screened storage of refuse and details of ancillary services in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

z) Prior to the commencement of the development, a written scheme of the proposed lighting, including siting, height, design and position of floodlights, shall be submitted to and approved in writing by the local planning authority. The lighting shall be implemented in accordance with the approved scheme and no other form of lighting shall be implemented on the application site without the prior written approval of the local planning authority.

(Reason - To protect the occupiers of nearby buildings from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

ai) A Carbon Reduction Statement, which demonstrates that at least 10% of the developments total predicted carbon emissions will be reduced through the implementation of on-site renewable and/or low carbon energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the following details:

a) Full detailed design stage SBEM calculations demonstrating the total energy requirements of the whole development, set out in Kg/CO2/annum based on a Part L Compliant Scheme.

b) A schedule of how the proposed on-site renewable and/or low carbon energy technologies will impact on the carbon emissions presented in (a) above.

The proposed renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority. (Reason - In the interests of reducing carbon dioxide emissions (South Cambridgeshire Local Plan policy CC/3).

a ii) The development shall not be occupied until a final Certificate has been issued which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable.

(Reason - In the interests of reducing carbon emissions and promoting principles of sustainable construction and efficient use of buildings in line with policies CC/1, CC/4 and CC/6 of the adopted Local Plan 2018.)

a iii) The development hereby approved shall not be occupied until the building(s) have been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

(Reason – To ensure sufficient infrastructure is provided that would be able to promote economic growth, allow communities and businesses thrive and improve access to services in accordance with Policy TI/10 of the adopted Local Plan 2018.)

a iv) No development shall take be occupied until a scheme for the siting and design of the screened storage of refuse and substation has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage and substation shall be completed before the development is occupied in accordance with the approved scheme and shall thereafter be retained.

(Reason - To provide for the screened storage of refuse in accordance with Policy HQ/1 of the adopted Local Plan 2018).

Informatives

a) Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

b) There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.

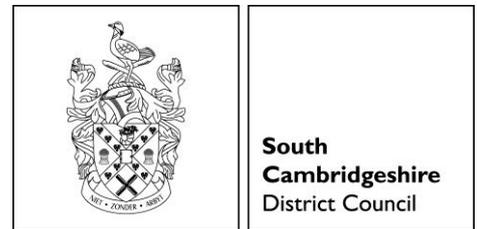
Background Papers

- South Cambridgeshire Local Plan 2018
- Draft Histon and Impington Neighbourhood Plan 2020
- Supplementary Planning Documents
- File Reference S/4295/19/FL

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Agenda Item 6



9 September 2020

Report to: South Cambridgeshire District
Council Planning Committee

Joint Director of Planning and Economic Development

Lead Officer:

S/4207/19/RM – Land North East Of Rampton Road Cottenham

Proposal: Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2876/16/OL for a residential development comprising 154 dwellings including access

Applicant: This Land

Key material considerations: Compliance with the Outline Planning Permission
Housing Provision (including affordable housing)
Open Space Provision

Reserved Matters:

- Layout
- Scale
- Appearance
- Landscaping
- Biodiversity
- Flood Risk and Drainage
- Highway Safety, Management of Roads and Parking
- Residential Amenity
- Heritage Assets
- Other matters

Date of Member site visit: None

Is it a Departure Application?: Yes (advertised 10 January 2020)

Decision due by: 11 September 2020 (extension of time agreed)

Application brought to Committee because: The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council

Presenting officer: Michael Sexton, Principal Planner

Executive Summary

1. Outline planning permission was granted at appeal on 10 May 2018 for residential development comprising 154 dwellings including matters of access with all other matters reserved.
2. A recent non-material amendment application updated the description of the outline consent to "...development comprising up to 154 dwellings..." (reference S/2876/16/NMA1).
3. As amended, the reserved matters application proposes the development of 147 dwellings.
4. The referendum on the Cottenham Neighbourhood Plan was due to take place on 26 March 2020. This was suspended due to the COVID-19 pandemic. Guidance published by central government in April 2020 indicates that no neighbourhood plan referendums can take place before May 2021.
5. Under National Planning Practice Guidance, 'new' paragraph 107 sets out changes that have been introduced to neighbourhood planning in response to the coronavirus (COVID-19) pandemic. The result of this guidance is that the Cottenham Neighbourhood Plan can be given significant weight in decision-making, so far as the plan is material to the application.
6. The proposed development would result in some conflict with policy COH/1-1(a.c) of the Cottenham Neighbourhood Plan by virtue of the introduction of a built form of development into a currently undeveloped and relatively open area of the countryside and village edge where a vista towards All Saints Church, Cottenham has been identified on Rampton Road.
7. The proposed development would also result in some minor conflict with policy COH/1-5 of the Cottenham Neighbourhood Plan in terms of scale (height) of the proposed dwellings. There would be limited areas of the development where the larger heights of the proposed properties would be evident when read in conjunction with existing properties in the immediate area, specifically the southern portion of the site (i.e. Plots 1 to 17).
8. The conflict identified with policies in the Cottenham Neighbourhood Plan and the extent of that identified harm must be weighed against the benefits and positive design responses of the scheme.
9. The site is a relatively spacious and low-density development, appropriate to its rural edge of village location, placing a large central green at the heart of the new development. Being a slightly more 'detached' development from the main village, the site is afforded the opportunity to both respond positively to the design characteristics of the existing village while also creating its own legibility and architectural pattern.
10. The proposed development provides a high quality and spacious development which incorporates a variety of bespoke house types that has a contemporary

appearance which aims to create a 21st century identity for the site, while drawing on design characteristics and architectural details from the existing village. The dwellings have well designed elevations which are generally well positioned and responsive to their location within the site, with the use of subtle variations between forms, elevational detailing, and materials to further enhance the aesthetics of the site.

11. The development incorporates large amounts of soft landscaping and additional tree planting, which are well integrated within the site. Les King Wood, the north-western boundary of the site and a designated Local Green Space, is to be significantly enhanced and made more accessible.
12. Although not required by condition on the outline consent, 124 of the 147 properties (84%) would meet or exceed national space standards. The 23 units which would not meet or exceed these standards, all of which are market units (house type B), only fail slightly on the basis of a slightly smaller level of built in storage than is required (rather than falling short on habitable areas such as bedrooms).
13. 113 of the 147 properties (77%), including all affordable units, would be built to accessible and adaptable dwellings M4(2) standard, beyond the 5% requirement of policy H/9(4) of the Local Plan.
14. Each property is afforded a generous area of private amenity space (in some cases a communal area), which meet or generally exceed the recommendations of the Council's District Design Guide.
15. The elements above, together with the spacious layout of the site and good level of separation between properties, result in the development providing a very high-quality level of amenity to the future occupiers of the site.
16. Taken collectively, these factors (and those detailed throughout this report) would accord with policy requirements from both the Cottenham Neighbourhood Plan and the South Cambridgeshire Local Plan along with guidance from the Cottenham Village Design Statement and District Council's District Design Guide Supplementary Planning Documents.
17. Furthermore, the development of the site would result in the provision of 147 dwellings towards the Council's 5-year housing land supply and the erection of 59 affordable units to help meet an identified local need.
18. Officers consider the reserved matters including the layout, scale, appearance and associated landscaping to be acceptable and that the benefits and positive design responses of the scheme outweigh the limited harm identified and the associated conflict with elements of the Cottenham Neighbourhood Plan. The proposal would provide a high-quality scheme which would make a positive contribution to the local and wider context of the site and the character of the area, responsive to its edge of village location, providing a good level of amenity to the future occupiers of the site.

19. The scheme has therefore been recommended for approval subject to planning conditions.

Relevant planning history

20. Pre-application Enquiry PRE/0319/19 – Reserved matters application following outline consent for 154 dwellings (including Design Workshop).
21. S/2876/16/NMA1 – Non material amendment on application S/2876/16/OL for description of development to include the words "up to", so that the description reads "Outline Planning Application for residential development comprising up to 154 dwellings including matters of access with all other matters reserved" – Approved.
22. S/3551/17/OL – Outline Planning Application for residential development comprising 125 dwellings including matters of access with all other matters reserved – Withdrawn.
23. S/2876/16/OL – Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved – Appeal Allowed.
24. S/2828/16/E1 – Screening Opinion – Have No Objection To.

Planning policies

National Guidance

25. National Planning Policy Framework 2019
National Planning Practice Guidance 2018
National Design Guide 2019

South Cambridgeshire Local Plan 2018

26. 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/7 – Development Frameworks
S/8 – Rural Centres
CC/1 – Mitigation and Adaptation to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/2 – Protecting and Enhancing Landscape Character
NH/3 – Protecting Agricultural Land

NH/4 – Biodiversity
 NH/12 – Local Green Space
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 SC/2 – Health Impact Assessment
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 SC/8 – Protection of Existing Recreation Areas, Allotments and Community Orchards
 SC/9 – Lighting Proposals
 SC/10 – Noise Pollution
 SC/11 – Contaminated Land
 SC/12 – Air Quality
 TI/2 – Planning for Sustainable Travel
 TI/3 – Parking Provision
 TI/8 – Infrastructure and New Developments
 TI/10 – Broadband

Cottenham Neighbourhood Plan Referendum Version (February 2020)

27. COH/1-1 – Landscape Character
 COH/1-2 – Heritage Assets
 COH/1-5 – Village Character
 COH/1-7 – Local Green Space
 COH/2-1 – Development Framework
 COH/2-2 – Large Site Design
 COH/4-1 – Recreation & Sports Hub
 COH/4-4 – Sports Facilities

South Cambridgeshire Supplementary Planning Documents (SPD):

28. Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire Flood and Water SPD – Adopted November 2016
 Health Impact Assessment SPD – Adopted March 2011
 Affordable Housing SPD – Adopted March 2010
 District Design Guide SPD - Adopted March 2010
 Landscape in New Developments SPD - Adopted March 2010
 Biodiversity SPD - Adopted July 2009
 Open Space in New Developments SPD - Adopted January 2009
 Trees & Development Sites SPD - Adopted January 2009
 Cottenham Village Design Statement SPD – Adopted November 2007

Consultation

29. Cottenham Parish Council – Objection.

See Appendix 1 for a full copy of the comments received from Cottenham Parish Council on 06 August to the amended proposal.

The comments of Cottenham Parish Council received on 06 August 2020 are summarised as follows:

We have identified below a number of ways in which the proposition has deteriorated since the refusal of the original application and on which the Appeal Inspector, when granting outline permission wrote:

"19 With control that exists in relation to scale, layout, appearance and landscaping I have no doubt that a well-designed permeable housing development that has proper regard to the guidance contained within the supplementary planning document, 'Cottenham Village Design Statement', and which complements the village could be achieved."

The policies in Cottenham's Neighbourhood Plan, which includes extracts from Cottenham's Village Design Statement, can be given significant weight in decision-making, so far as the plan is material to the application.

The developer is attempting to squeeze around 150 houses into a site some 2 hectares smaller than that for which outline permission was obtained; a constraint that has prevented the developer from living up to the Appeal Inspector's aspiration, expressed in paragraph 19 of his report.

We have identified thirteen flaws that exacerbate the challenge and support a refusal of this application and proposed some mitigations that could make the application more compliant with the NP.

Application Boundary(1)

Although not mandatory, it is usual for the red line boundary, substance and planning conditions attached to a successful appeal for outline planning permission to be closely aligned with those in a subsequent application for approval of Reserved Matters on the same site. Within the context of the original red line boundary, the Appeal Inspector stressed the importance of the Cottenham Village Design Statement in paragraph 19.

This application is for essentially the same number - 154 - of houses that were refused by SCDC under S/2876/16/OL on a red line site that was over 2 hectares larger in area than that proposed here.

The constricted red line site puts pressure on house location, protection of a key vista in Cottenham's Neighbourhood Plan (which also featured in SCDC's initial refusal of outline permission here) and arrangements for safe management of

surface water, especially along the edge of Les King Wood, which became protected Local Green Space in Cottenham's Neighbourhood Plan.

Application Boundary(2)

The Appeal Inspector included, within condition 4, P16021-003E (a site masterplan), albeit "only in respect of those matters not reserved for later approval." It is inconceivable that the Appeal Inspector, in coming to conclusion 19 above was not influenced by the layout shown in P16021-003D/E.

The restrained red line site also reduces the land available for retention as public open space adjacent to the existing sports pitches at the Recreation Ground - as shown, albeit not very clearly, in the appeal drawing P16021-003D/E which included the masterplan in the original refused application - and a much larger contiguous public open space.

Cottenham Village Design Statement

Although the Appeal Inspector gave minimal weight to either the then unadopted SCDC Local Plan or pre-examination Cottenham Neighbourhood Plan, he gave substantial weight to Cottenham's Village Design Statement (paragraph 19)

The proposed design and layout of the site demonstrates little regard to the policies of the Village Design Statement and even less to the policies in the more recent Cottenham Neighbourhood Plan (which now carries significant weight), which draws many "village design" principles from the Supplementary Planning Document.

The proposed design and layout appear to give too much weight to the urban "look and feel" proposed by SCDC's District Design Guide.

The village-oriented policies of the Cottenham Neighbourhood Plan (COH/1-5) should pre-empt those of the more urban-focused District Design Guide, especially as the Appeal Inspector paid no regard to the latter.

Cambridgeshire County Council

Cambridgeshire County Council retains a strong financial interest in the site and its development. This Land, CCC's wholly-owned subsidiary and the applicant here, has - excluding Les King Wood - only acquired some 8.76 hectares of the original 10.81 hectare red line appeal site, leaving over 2 hectares in the ownership of the County Council, presumably as a base for expanding the Primary School in Lambs Lane. Safety issues arising from that expansion necessitate an alternative site entrance and, a need to retain freehold land to trade against leased land to be "re-possessed". County Councillors on the SCDC Planning Committee have complex conflicts of interest between these various proposals.

There have been reports on the difficulties faced by Planning Authority decision-makers attempting to make proper determinations when faced by intense lobbying, pressures to correct 5-year land supply deficiencies, and conflicts of interest with other public roles. In this case, any County Councillor must be aware of the financial pressures on the County Council which have forced them to assume the role of a speculative developer in order to convert the capital value of land-holdings into future income to repay debt and maintain services. Some may also be involved with provision of education services or overly concerned to maintain SCDC's 5-year land supply.

Layout

The proposed layout is not dissimilar to that originally proposed in the refused S/2876/16/OL application which had fewer houses along the perimeter of Les King Wood and even had a relatively non-invasive route for a rear access to the putative Primary School expansion and, albeit only in the Design & Access storybook, a footway to the Community Facilities and Lambs Lane. That layout, the only one available to the Appeal Inspector, could have been refined, parties willing, into an acceptable layout and solution if some houses were removed from the southern extreme of the site.

The constrained red line site puts pressure on house location and prevents linking the application site to the rear of the expanded Primary School without cutting through playing fields, creating a safety hazard for young people enjoying sport and wasting invaluable sport space by avoidable road development.

Vista

The proposal blocks vista 2 to our Grade I Listed Building identified in policy COH/1-1a in Cottenham's pre-referendum Neighbourhood Plan.

The restrained red line site puts pressure on house location and protection of a key vista in Cottenham's Neighbourhood Plan (which also featured in SCDC's refusal of outline permission).

Design & Layout

The design and layout conflicts with Cottenham's Village Design Statement and policy COH/1-5a, b, c, and d which is a derivative of it, intended specifically to apply lessons learned from previous new build projects in Cottenham in order to conserve the character of the village as explained in the Neighbourhood Plan and the E8 and E12 Evidence Papers prepared in its support.

In the south of the site, the second tier of 11 houses (street scene 4 - a run of five near-identical houses, each with unusually steep pitches on garage roofs followed by another run of five near-identical houses with unusually steep pitches on both house and garage roofs followed by a singleton), are uncharacteristic of Cottenham designs (NP policy COH/1-5b,c), and prevent a

larger area being available for public open space contiguous with the existing sports facilities (NP policies COH/4-1 and COH/4-4).

These tall houses, being out of character and close to established ones are a particular concern when they become even more overbearing when their relative height is increased by the inevitably higher datum of the new properties as a result of land recovered from site groundworks being re-distributed around the site.

Around Ramphill Farm, 3 blocks totalling 10 maisonettes (street scene 2) and the redundant stub "road to nowhere", which are also out of character with Cottenham village character (NP policy COH/1-5b,c), and prevent a better configuration of public open space (NP policies COH/4-1 and COH/4-4), especially when the adjacent County Council hectare becomes available if/when the Primary School expands onto Parish Council leased land.

The restrained red line site puts pressure on house location, protection of a key vista in Cottenham's Neighbourhood Plan and site layout, which although improved from previous attempts, retains too many areas of "sameness" by having too many near-identical house designs (ridge heights, plot widths, building lines and site positions)

Les King Wood

Although rejected as Local Green Space in the adopted SCDC Local Plan due to it being disconnected from the village at the time, recent developments, especially the Gladman / Redrow site on the opposite side of Rampton Road and its recent connection via a bridleway to Broad Lane, have brought it into a well-connected position in the village's green infrastructure. Cottenham's Neighbourhood Plan includes most of it as Local Green Space. The wood is already Public Open Space in all but name and this development proposal risks compromising its availability by locating a substantial SUDS within its boundary.

The smaller red line site puts pressure on house location, protection of a key vista in Cottenham's Neighbourhood Plan and arrangements for safe management of surface water, especially along the edge of Les King Wood, which became Local Green Space in Cottenham's Neighbourhood Plan.

Drainage

The runoff from the sandy-clayey site is proposed ultimately to use the adjacent Catchwater Drain which is connected to the IDB's Queenholme Pumping Station. However, the design calculation seems to have been misled by "local authorities" (Surface Water Drainage Strategy Addendum); contradicting the Appeal Inspector's condition 16 by instructing the engineers to use only impermeable land in the run-off calculation despite knowing that the permeable land does not support infiltration.

The design itself is necessarily complex to manage even these lesser flows and will be almost impossible to maintain given the nature of the soil as is well

known to users of Les King Wood or the 3rd Field. There is insufficient space to install adequate surface water retention and release capacity to slow run-off flows down to the 1.1 litres per second per hectare required by the IDB's system without seriously compromising Les King Wood.

There is no agreement with the IDB to accept that run-off into a system that may already be compromised by the uncontrolled Northstowe outflows. An effective design may require much more of Les King Wood - now Local Green Space in Cottenham's Neighbourhood Plan - to be consumed by the Sustainable Urban Drainage System.

The constrained red line site puts pressure on house location and arrangements for safe management of surface water, especially along the edge of Les King Wood, which became Local Green Space in Cottenham's Neighbourhood Plan. Currently there are serious doubts over the adequacy of the design - both in capability and maintainability, risk involved should the site be abandoned when only partly developed with an incomplete and or ineffective SUDS, and, in the long run, the SUDS becoming ineffective due to clogging by the sandy/clayey soil or in the absence of a long-term maintainer.

Planning conditions previously imposed on Brenda Gautrey Way, Tenison Manor, Racecourse View and others have not been adequately enforced undermining local trust in the enforcement regime.

Potential New Primary School Access

Access Road from Rampton Road to the proposed rearward extension of Cottenham Primary School. It has recently been confirmed by Cambridgeshire County Council that their intention is to extend the site rearward into land which is currently leased by Cottenham Parish Council, potentially reducing the amount of land available for sport.

In addition, because of safety concerns over increased traffic an expansion would bring to Lambs Lane, This Land has been required to show a "stub" road headed towards the potential extension despite such stub roads normally being objected to by County Highways unless there is a clear purpose and onward connection.

It is notable that 1 hectare of the reduction in site area arises from Cambridgeshire County Council's retention of 1 hectare that potentially links the application site and the land leased to Cottenham Parish Council. This Land misleadingly (Design & Access addendum p25) shows how a full-size 11 v 11 football pitch might be integrated into this 1 hectare into Cottenham's sports provision without showing the effects of the intersecting road.

Withholding the 1 hectare achieves several things - at a cost. It underwrites the possibility that the application site can be connected to the future Primary School extension, subject to planning permission, and might also form the basis of the required "land swap" should part of the leased 3rd Field be taken for the school extension. However a full 5.1 metre road plus footways and fences etc.

as insisted on by County Highways for the Recreation Ground access road upgrade, would encroach considerably onto the land available for the required 11v11 pitch, as would the FA's stipulated additional 3 metre "respect" space along the touchlines. The indicative layout shown on page 25 of the Design & Access addendum statement is misleading by implying there would be space for such a 11 v 11 pitch. The road, in this position would necessarily cross land designated as Local Green Space.

Sports Field

Reconfiguring sports fields is an expensive proposition, made even more expensive if intensification of use (all-weather surfaces, flood-lighting) is necessary due to reduced area being available to serve a larger population. As Cottenham grows and the constraints on space proposed by this development, an all-weather multi-use area will be needed close to the pavilion (to avoid surfaces being contaminated with mud). The proposed Public Open Space in the south of the development is not large enough to support, say a 11v11 and a 3-court netball arena, both of which are necessary additions supported by s106 funding agreements.

The restrained red line site puts pressure on house location and reduces the land available for retention as public open space adjacent to the existing sports pitches at the Recreation ground - as shown, albeit not very clearly, in the appeal drawing P16021-003D/E which reflected the masterplan in the original refused application.

Boundary Treatments

This Land is proposing to remove a considerable amount of established hedgerow, replacing it with close-boarded fencing to secure the site perimeter, in conflict with policy NH/4 in SCDC's adopted Local Plan and the commitment in the biodiversity enhancement strategy (page 9) to retain this hedgerow throughout the development.

The restrained red line site puts pressure on environmental protection in conflict with Local Plan policy NH/4.

Public Open Space

Status of the POS it is not clear how much Public Open Space will be retained on-site and how and on what basis this will be maintained and available for public use.

Les King Wood which has been regarded as part of Cottenham's public open space since its inception in 2000. Inclusion in Cottenham's Neighbourhood Plan as Local Green Space and recent connection via bridleway to Broad Lane elevated its local importance.

The land towards Rampton Road, identified as possible POS is too small for effective use in an all-weather upgrade for more intensive use.

The restrained red line site puts pressure on house location and reduces the land available for retention as public open space, especially adjacent to the existing Sports pitches at the Recreation ground.

Proposed Mitigation

- A considerable reduction in the number of houses being proposed adjacent to the existing playing fields and some relocated nearer to Les King Wood without compromising the key vista.
- Early engagement with the County Council to secure a non-invasive access route to a school extension and shorten the walking distance into the village by the necessary land exchanges or permissions.
- The issues of potential conflict of interest arising from either County or District Council priorities can, given the substantial change in "red line area", only be properly dealt with by referral to a neutral Planning Inspector following SCDC refusal of this application and a presumed appeal by the applicant.
- Removal of the second tier of 11 houses, which are uncharacteristic of Cottenham designs, to conserve village character (NP policy COH/1-5b,c), and facilitate a larger area being available for public open space contiguous with the existing sports facilities (NP policies COH/4-1 and COH/4-4).
- Removal of 3 blocks totalling 10 maisonettes (street scene 2) and the redundant stub "road to nowhere", which are also out of character with Cottenham designs, to conserve village character (NP policy COH/1-5b,c), and facilitate a better configuration of public open space (NP policies COH/4-1 and COH/4-4), especially when the adjacent County Council hectare becomes available if/when the Primary School expands onto Parish Council leased land.
- Relocation or removal of up to 20 houses (street scene 6), which are out of character with Cottenham designs requiring more variety of ridge height and building line, to conserve village character (NP policy COH/1-5b,c), and restore the vista (NP policy COH/1-1a vista 2) through to the Grade I listed All Saints Church and allow more space, albeit with some tree loss, for proper drainage systems (NP policy COH/2-2e) without destroying Les King Wood - a Local Green Space (NP policy COH/1-7, SCDC policy NH/14).
- The boundary treatment around the site should be secure against informal pedestrian access and based, wherever possible on existing hedgerow to protect a wildlife "habitat of principal importance" for commuting bats, birds and invertebrates (SCDC policy NH/4).
- The design of the surface water management system should be independently assessed to give confidence to Cottenham Parish Council and the community.
- The adequacy and ownership status of the Public Open Space near the Sports Pavilion must be verified (NP policies COH/4-1 and COH/4-4 and supporting Evidence Paper E4).

30. **Affordable Housing Officer** – Support.

Affordable Housing

The number of residential dwellings in the amended application has reduced from 154 to 147. This subsequently has reduced the number of affordable units to 59 from 62. This is acceptable.

Housing Mix

The reduction in the number of affordable units means that 2 x 2 bed flats & 1 x 2 bed house has been removed from the original application. This is acceptable.

All the affordable homes will be built to M4(2) standards on this scheme.

The applicant has confirmed that the tenure split will be 70/30% split in favour of Affordable rent.

All affordable housing units meet or exceed the Governments Technical Housing Standards.

Clustering

The layout presented shows clusters of affordable housing varying from 4 to 12 dwellings per cluster and are well distributed among the market housing.

The applicant has provided further information on the individual tenure of each affordable unit. I can confirm we approve of the placement of the individual tenures.

Design & Appearance of Affordable Housing

The scheme adheres to SCDC Affordable SPD 2010, with regard, to its requirements that the affordable housing is not distinguishable from market housing by its external appearance.

Additional S106 Agreement Obligations

The following are obligations expected on this scheme that were agreed in the S106 – 21 March 2018 and are not mentioned above.

- The rental level for any individual Affordable Dwelling should not exceed the Local Housing Allowance Level (or equivalent benefit level) or 80% of Market Rent, whichever is lowest.
- A Local Lettings Plan for this scheme is to be agreed between the Registered Provider & Local Authority. This will detail a local connection priority for Cottenham residents and a suitable cascade mechanism thereafter for bordering villages and finally any village within South Cambridgeshire.

31. **Anglian Water** – No objection

Assets

Request wording provided is included on any decision regarding Anglian Water Assets.

Wastewater Treatment

The foul drainage from this development is in the catchment of N/A Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Our initial assessment indicates that this development lies beyond the range at which detectable noise and odour from the water recycling centre operation would normally be anticipated.

Used Water Network

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.

Surface Water Disposal

We have reviewed the applicant's submitted surface water drainage information (Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge.

32. **Cambridgeshire Fire and Rescue** – No objection.

Request adequate provision be made for fire hydrants through Section 106 agreement or planning condition.

33. **Camcyle** – Objection.

The proposed two access points interrupt the shared-use pavement and do not provide suitable crossing points that are usable by people cycling.

The applicants should submit revised drawings showing access points onto Rampton Road with crossings that are in compliance with Local Transport Note 1/20 and Policy TI/2 for cycling along the Rampton Road shared-use pathway.

Details of cycle parking for all the dwellings need to be submitted as well.

34. **Contaminated Land Officer** – No objection.

A condition was placed on the outline consent requiring investigation for potential contamination; no further comment is required for this Reserved Matters application.

35. **Designing Out Crime Officer** – No objection.

This appears to be an appropriate layout in relation to crime prevention and the fear of crime providing reasonable levels of natural surveillance from neighbour's properties with many of the homes facing each other and some overlooking the public open space and LEAP.

Do have the following comments for consideration as the application progresses:

- External Lighting – our recommendation is that all adopted and un-adopted roads, private roads, shared drives and parking areas, should be lit with columns to BS5489:1 2013.
- Would like to see what crime prevention measures will be proposed/adopted in relation to building security, cycle and bin store security and boundary treatments.

36. **Ecology Officer** – No objection.

Ecological Enhancement Scheme

The applicant has submitted an updated Biodiversity Management Strategy which now includes linear biodiversity features. It confirms that there will be a net gain in linear biodiversity which is welcomed. The applicant also submitted an email which provided confirmation of how the habitats highlighted by my colleague were assessed as in poor condition. The applicant has used the Environment Bank Biodiversity Calculator not the DEFRA Metric 2.0 as assumed. The Environment Bank calculator uses a different set of habitat assumption than DEFRA 2.0 and therefore according to the calculator used the assumptions are correct.

Lastly the aspiration to develop a woodland in 'good condition' has been accepted and the calculation adjusted. The site will still provide a net gain in biodiversity which is welcomed. Although this is not at the 10% provision that we should be aiming for, the retention and further management of the wooded areas will provide a great source of biodiversity in the future and therefore it should be looked on favourably.

The application can therefore be supported in terms of ecology and biodiversity. The amended Biodiversity Enhancement Strategy should be secured through condition. In addition an ecological mitigation and enhancement compliance report, a strategy regarding ash dieback, and details of sensitive external lighting design will also need to be secured by condition if consent is granted.

Otter and Water Vole Report

The report confirms that there will be no works within 25m of the drain as Les King Wood will be retained and protected during works. As water vole burrows are usually found within 5m of watercourse edges, and due to existing footpaths being used for recreational access, no further surveys are required. The precautionary measures detailed are acceptable and should be secured by condition if consent is granted.

Precautionary Method of Works

Revised drawing no. C130395-04-01 Rev A in Ecological Precautionary Methodology Rev C (Middlemarch Environmental, March 2020) shows the entirety of the woodland and north-east corner as a red i.e. high risk area. The report confirms that the woodland will be retained during works. The area will be protected with barrier fencing as set out in Section 4. I have no objection to the approach proposed which will need to be strictly followed.

Woodland Management Plan

Woodland will now to retained and protected as stated in the plan. The suggestion for a strategy for ash dieback to be conditioned is acceptable in this instance. A strategy regarding ash dieback and details of sensitive external lighting design will also need to be secured by condition if consent is granted.

37. **Environment Agency** – No formal comment to offer.
38. **Environmental Health Officer** – None received.
39. **Historic Buildings Officer** – No comment to make.
40. **Historic Environment Team (Archaeology)** – No objection.

As the red line boundary has changed from the outline planning consent, recommend an archaeological condition to secure a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI).

41. **Landscape Officer** – No objection.

Recommend Woodland Management Plan 06 Rev C & Biodiversity Enhancement Strategy 05 D be included as approved documents.

Insufficient soft landscape details submitted on landscape masterplan; soft landscape to be conditioned.

Recommend details of boundary treatment, lighting and cycle storage areas be conditioned.

42. **Lead Local Flood Authority** – No objection.

The documents submitted demonstrate that surface water from the proposed development can be managed through the use of permeable paving, detention basins, bio-retention areas, a balancing pond and a below ground attenuation tank. This will restrict surface water to a rate of 3.5 l/s during all events up to and including a 1 in 100 year event plus a 40% allowance for climate change before it discharges into the Catch Water Drain to the north-west of the site, which is managed by the Old West Internal Drainage Board (IDB).

The LLFA is supportive of the use of permeable paving, detention basins, balancing ponds and bio-retention areas as in addition to controlling the rate of surface water leaving the site they also provide water quality treatment which is of particular importance when discharging into a watercourse.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

Recommend the following conditions:

- Surface water drainage scheme for the site (based on sustainable drainage principles and upon the principles within the agreed Surface Water Drainage Strategy Addendum prepared by Gyoury Self Partnership (ref: 14288PL-DRN Ad Revision B) dated 12 March 2020.
- Details for the long-term maintenance arrangements for the surface water drainage system.

Suggest informatives for IDB consent and pollution control.

43. **Local Highways Authority** – No objection.

Request drawing number 1005.0002.009 Rev D be submitted as a standalone drawing and not appendix E of the Transport Assessment to enable this drawing to be included within the approved drawings.

Recommend conditions for:

- Arrangements for future management and maintenance of streets within the development.
- Pedestrian visibility splays.

The Local Highway Authority will not seek to adopt the proposed development until the required information has been submitted and approved by the Local Highway Authority the proposed swales will need to be managed by either the Parish Council or another body with a successor. The Highway Authority will not accept the use of a Management Company to maintain apparatus that directly relates to the drainage of surface water.

44. **Natural England** – No comments to make.

45. **Old West Internal Drainage Board** – Objection.

This application is outside of the Old West Internal Drainage District but the site will discharge into one of the Board's Main Drains.

The proposed flow rate stated in the flood risk assessment is based on the total site area which it should only take into account the impermeable areas to calculate the flow rate.

Therefore, based on the above reason, the Board objects to this application.

46. **Public Health England** – No comments to make.

47. **Sport England** – No objection.

48. **Sustainability Officer** – No objection.

The applicant provides an Energy Strategy which states that a fabric first approach will be delivered for this development, including the use of the following measures in all dwellings:

- Energy-efficient building fabric and insulation to all heat loss floors, walls and roofs
- High-efficiency double-glazed windows throughout
- Good air-tightness result
- Efficient-building services including high-efficiency heating systems
- Low-energy lighting throughout

Improved fabric and the use of Air Source Heat Pump Technology should ensure the development reduces carbon emissions by 11.96%, of which 10.14% is achieved via the installation of a low/zero carbon technology. This makes the proposed development compliant with Local Plan Policy CC/3.

Water Efficiency

The applicant suggests that water reductions will be achieved via the installation of a number of low flow fixtures and fittings. The applicant has provided the flow rates for these along with Building Regulations Part G water calculations which demonstrates that dwellings should use no more than 109.71 litres per person per day.

This should ensure the development is compliant with the requirements of Local Plan Policy CC/4

Condition

Recommends a condition that the approved renewable/low carbon energy technologies (as set out in the Energy Statement and/or as shown on the approved plans) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance program.

49. **Sustainable Drainage Engineer** – No objection.

Because the strategy has changed since the report referenced in relation to condition 16 of outline planning permission S/2876/16/OL, the following conditions are required:

- Surface water drainage scheme for the site (based on sustainable drainage principles and in accordance with South Cambridgeshire District Council local plan policies, and upon the principles within the agreed Surface Water Drainage Strategy Addendum prepared by Gyoury Self Partnership (ref: 14288PL-DRN Ad Revision B) dated 13.05.2020.
- Details for the long-term maintenance arrangements for the surface water drainage system.

50. **Transport Assessment Team** – No objection.

51. **Trees Officer** – No objection

Woodland Management Plan (Ref: RT-MME-130395-06; dated March 2020) - This is ideal management plan for a woodland of this scale, age and character. It is outstanding that the woodland will be kept in its present dimensions for future Cottenham residents to enjoy. This can be listed as an approved document.

Detailed soft landscape plans by condition.

52. **Urban Design Officer** – Support.

Design Officers are supportive of changes introduced to the scheme following the last consultation. The scheme is considered to accord with the design objectives set out in the 'Cottenham Village Design Statement' (2007), 'Cottenham Neighbourhood Plan' (Referendum Version February 2020), 'South Cambridgeshire District Design Guide' (2010), Policy HQ/1 of the 'South Cambridgeshire Local Plan' (2018) and Paragraphs 127 & 130 of the 'National Planning Policy Framework' (2019).

Density

The reduction in the number of dwellings has resulted in a drop in density, i.e. a reduction from 24.5 dph (outline consented scheme) to 22.8 dph. The site layout consists of primarily detached and semi-detached dwellings that responds well to the context of the site, e.g. the row of dwellings, mostly detached dwellings, is set back from Les King Wood and are accessed off block paving next to a well-designed landscaped area, this layout approach respects the site's edge-of-village character. All properties meet the minimum private amenity space standards set out in the 'South Cambridgeshire District Design Guide' (2010). These lead to Design Officers' judgement that the proposed number of dwellings is appropriate for the site.

Visual impact

The applicant has provided sufficient information explaining how the proposed scheme would accord with the design objectives set out in Policy COH/1-1: 'Landscape character' of the 'Cottenham Neighbourhood Plan' regarding viewpoints 2 and 7 in Figure 6. The proposed layout has taken into account the existing vistas that contribute to the character and attractiveness of Cottenham, ensuring that Les King Wood is protected with proposed buildings sufficiently offset from it, upholding the long views Eastwards along the woodland edge towards the Grade 1 listed All Saint Church. Similarly, there is separation and openness across the King George V Fields north towards the Les King Wood with the development edge set back/green corridor into the heart of the development and proposed tree planting to retain the 'big sky' Fen Edge Character.

Trees are provided to the front gardens of Plots 96 to 106 and Plots 113 to 127. It is considered that these would help enhance views towards north when viewed from the recreation grounds from the south.

Appearance

The proposed street scenes drawing shows a variety of bespoke house types that has a contemporary appearance which aims to create a 21st century identity for the site. The dwellings generally have well designed elevations are generally well positioned. There are subtle variations between elevational treatment. The roof pitch is considered appropriate for the proposed dwellings and reflect some of the roof pitches of existing dwellings in Cottenham, together with the well-proportioned fenestrations, the buildings would help contribute to refreshing the architectural pattern. It is considered the architecture would enrich the fen-edge character of Cottenham, and the scheme is generally in compliance with Policy COH/1-5: 'Village character – new build' of the 'Cottenham Neighbourhood Plan' and the design objectives set out in Policy B/1 of 'Cottenham Village Design Statement' (2007) which encourages high-quality contemporary architecture.

Parking arrangement

A variety of parking arrangement is provided for the development. Most parking spaces are positioned next to the dwellings to minimise visual impact on the streetscene. Whilst there are areas of frontage parking, these are limited and they are generally positioned away from the front elevations of the dwellings, and are interspersed with planting to soften the impact on the streetscene and to minimise impact on residential amenity. I do not object to the parking courts provided for the apartments as they are generally well overlooked and incorporates planting

Suggested Conditions

Recommend conditions for 1) materials, including surface finishes; 2) boundary treatments; 3) details of all windows, doors, surrounds, heads, cills, eaves,

verges, soffits and fascia; 4) window and door recess; 5) details of substation and pumping station; 6) removal of trees; 7) boundary walls fronting street to be of brick construction; and 8) bin and cycle store details.

Representations from members of the public

53. Seven representations have been received raising objection to the proposed development. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:
- Bus service: Citi 8 passes twice a day, the service for the rest of Cottenham is more frequent, nearest bus stop is Lambs Lane.
 - Drainage and flooding issues.
 - Heavy construction traffic will increase the damage to already poor roads.
 - Highway safety.
 - Loss of amenity to the local community: recreation ground needs to increase in size and not be reduced with this number of housing being built on and around recreation ground (far better and sustainable for the sports clubs if they are all in one place).
 - Loss of light.
 - Loss of privacy.
 - New houses disproportionately higher and overbearing than existing Rampton Road (new is 9.3m, existing is approx.8.3m measured by counting brick courses).
 - Outline application promised footpath and cycleway connection to Lambs Lane via recreation ground. These are absent from the RM application.
 - Protection for boundary walls.
 - Route of construction traffic.
 - Separation distance is far from appropriate (section 2.5 of Design and Access Statement).
 - Steeply pitched roofs, increasing height and out of character.
 - Traffic generation.
 - Type of housing proposed aren't in keeping (those behind existing Rampton Road properties are the worst possible design).
 - Wildlife impact.

The site and its surroundings

54. The site is located outside of the development framework boundary of Cottenham and in the countryside. The site abuts the development framework boundary on a portion of its southern boundary. The nearest listed building is Tower Mill, Rampton Road, a Grade II tower windmill (now a water tower) located approximately 170 metres south of the site. The western edge of Cottenham conservation area is more than 500 metres from the southern and eastern boundaries of the site. To the east of the site is a Local Green Space which extends across areas of Cottenham recreation ground and adjacent fields. The site lies within Flood Zone 1 (low risk).
55. The site is situated to the west of the village and forms an irregular parcel of agricultural land and woodland that measures approximately 14.76 hectares in

area. The western boundary of the site abuts Rampton Road and elements of existing residential development and farm buildings. The northern boundary of the site is defined by the Catch Water Drain and contains Les King Wood, a community planted memorial woodland. The eastern boundary of the site abuts the recreation ground and open fields while the southern boundary abuts an area of allotments. The topography of the site is relatively flat with ground levels falling towards the north-western boundary of the site into Les King Wood.

The proposal

56. This application seeks approval of matters reserved for appearance, landscaping, layout, and scale following outline planning permission S/2876/16/OL for residential development comprising 154 dwellings including matters of access with all other matters reserved.
57. A non-material amendment application was submitted to the Local Planning Authority in June 2020, reference S/2876/16/NMA1. The application sought an amendment to the development description of the outline consent to include the words "up to", so that the description reads "Outline Planning Application for residential development comprising up to 154 dwellings including matters of access with all other matters reserved".
58. The non-material amendment application was approved on 24 July 2020.
59. As amended, the reserved matters application proposes the development of 147 dwellings.

Planning Assessment

60. The application comprises the submission of the matters for approval that were reserved when outline planning permission for the development of the site was granted. Those matters that were reserved are set out in condition 1 of outline consent S/2876/16/OL and form:
 - Details of the layout of the site.
 - Details of the scale of buildings.
 - Details of the appearance of buildings.
 - Details of landscaping.
61. The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each of the above matters means in practice:

“layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

“scale” means the height, width and length of each building proposed within the development in relation to its surroundings.

“appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

“landscaping” means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes; (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

Cottenham Neighbourhood Plan

62. The referendum on the Cottenham Neighbourhood Plan was due to take place on 26 March 2020. This was suspended due to the COVID-19 pandemic. Guidance published by central government in April 2020 indicates that no neighbourhood plan referendums can take place before May 2021 and the one for the Cottenham Neighbourhood Plan will be delayed until this time.
63. The District Council’s decision statement on the receipt of the Examiner’s Report and its decision to proceed to referendum (January 2020), including a statement of satisfaction that the ‘For Referendum’ version of the Neighbourhood Plan, meets the Basic Conditions and is legally compliant.
64. Under the NPPG, ‘new’ paragraph 107 sets out changes that have been introduced to neighbourhood planning in response to the coronavirus (COVID-19) pandemic. Relevant extracts for the purposes of determining this Reserved Matters application are as follows:

“What changes have been introduced to neighbourhood planning in response to the coronavirus (COVID-19) pandemic?”

The government has been clear that all members of society are required to adhere to guidance to help combat the spread of coronavirus (COVID-19). The guidance has implications for neighbourhood planning including: the referendum process; decision-making; oral representations for examinations; and public consultation. This planning guidance supersedes any relevant aspects of current guidance on neighbourhood planning, including in paragraphs 007, 056, 057, 061 and 081 until further notice.

Referendums: All neighbourhood planning referendums that have been recently cancelled, or are scheduled to take place, between 16 March 2020 and 5 May 2021 are postponed in line with the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020 until 6 May 2021.

Decision-making: Where the local planning authority has issued a

decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan can be given significant weight in decision-making, so far as the plan is material to the application.

(Paragraph: 107 Reference ID: 41-107-20200513 Revision date: 13 05 2020)

65. The Cottenham Neighbourhood Plan Referendum Version (February 2020) is therefore afforded significant weight in the assessment and determination of this Reserved Matters application.

Principle of Development

66. The principle of residential development comprising 154 dwellings was established on the site under outline planning consent S/2876/16/OL.
67. Condition 4 of the outline consent, the approved plans condition, listed drawing numbers G5586.012 (Site Location Plan), G5586.013 (Planning Application Boundary) and P16021-003E (Proposed Access Arrangement) but only in respect of those matters not reserved for later approval.
68. A recent non-material amendment application updated the description of the outline consent to "...development comprising up to 154 dwellings..." (reference S/2876/16/NMA1). The application, as amended, seeks consent for 147 dwellings on the site which falls within the established principle of development on the site.
69. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the principle of development.
70. Policy COH/2-1 of the Cottenham Neighbourhood Plan identifies a development framework (as shown on figure 15 of the Plan) and states that new development will be concentrated within the identified development framework. Figure 15 shows Cottenham's Extended Development Framework, which has utilised the site boundary of the outline consent to establish a new development framework boundary.
71. The principle of development would therefore accord with policy COH/2-1 of the Cottenham Neighbourhood Plan.
72. The key issues to consider in the determination of this application are therefore compliance with the outline planning permission, housing provision (including affordable housing), the reserved matters (layout, scale, appearance, landscaping), biodiversity, flood risk and drainage, highway safety, parking and management of roads, residential amenity, heritage assets and other matters.

Compliance with the Outline Planning Permission

73. The application boundary for the reserved matters application is smaller than that of the outline consent (see appendix 2 for an extract from the Design and Access Statement which illustrates the change). Officers note that Cottenham Parish Council raises concern to this reduction.
74. The application site at outline stage comprised approximately 16.90 hectares. The application site at the reserved matters stage comprises approximately 14.76 hectares, with an area of slightly more than 2 hectares no longer part of the development proposals.
75. Section 2.4 of the Design and Access Statement (appendix 2) provides the following explanation for the change:

The reason for the difference in boundary from that given at the time of the outline consent to the reserved matters application is because after the outline consent for 154 units was granted the current land owner, Cambridgeshire County Council (CCC) decided to retain some of the land to be used for the future school extension and also retain land that would be leased to Cottenham Parish Council (CPC). The retained land to be leased to CPC was required due to an existing lease arrangement which meant CCC or successor in title would have to reprovide land to CPC should any of their existing land be allocated for development.

76. The application boundary for the reserved matters application falls entirely within the boundary of the outline consent; therefore, the development remains in compliance with the outline permission.
77. Several conditions were imposed on the decision for the outline consent which require compliance at the reserved matters stage.
78. Condition 5 of the outline consent requires a detailed Precautionary Working Methodology relating to protected species and important habitats to be provided with the Reserved Matters application for approval.
79. The reserved matters application includes the submission of an Ecological Precautionary Working Methodology, which has been subject to formal consultation with the Council's Ecology Officer and, as amended, has been found acceptable.
80. Condition 6 of the outline consent requires as part of any reserved matters application, details of the housing mix (including both market and affordable housing) to be provided in accordance with local planning policy or demonstration that the housing mix meets local need.
81. The reserved matters application has provided details of the housing mix for both market and affordable housing, which are assessed in detail later in this report, and have been found acceptable.

82. Condition 7 of the outline consent requires that any reserved matters application that provides for the development of land currently laid out as playing pitches shall include proposals for the provision of an equivalent area of playing pitches within the appeal site.
83. The layout of the reserved matters application does not provide for the development of land currently laid out as playing pitches, impacted in part by the reduction of the application boundary; re-provision of playing pitches within the site is therefore not required.
84. The application therefore complies with conditions 5, 6 and 7 of the outline consent.

Housing Provision

85. The reserved matters application proposes the erection of 147 residential dwellings. The Section 106 agreement secured at outline stage requires that 40% of the dwellings shall be constructed for affordable housing. The application therefore provides for 88 market dwellings and 59 affordable dwellings (40%).

Housing Density

86. Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Rural Centre villages but that the net density on a site may vary from this figure where justified by the character of the locality, the scale of the development, or other local circumstances.
87. The site measures approximately 14.76 hectares in area. The provision of 147 dwellings across this area would equate to a density of approximately 10 dwellings per hectare. However, this area includes Les King Wood which accounts for approximately 6 hectares of the site and would not form part of the developable area. When considering the site without Les King Wood (i.e. an area of approximately 8.76 hectares), the density would equate to approximately 17 dwellings per hectare.
88. As a comparison, the outline site had a total area of approximately 16.9 hectares. The consented 154 dwellings would equate to a density of approximately 9 dwellings per hectare or 14 dwellings per hectare excluding the area of Les King Wood.
89. Officers also note that within the supporting Design and Access Statement a density of approximately 22 dwellings per hectare has been stated for the development of 154 units across a 'net developable area' of 7.05 hectares (a net area established by removal of woodland, central green, and area of open space from gross site area).
90. The density of development on the site would fall below the requirement of an average net density of 30 dwellings per hectare. However, the density has

already been accepted through the outline planning permission, notwithstanding the reduction in site area at reserved matters stage, and is thus considered acceptable, particularly considering the more sensitive rural edge of the village location.

91. The proposal would therefore comply with Policy H/8 of the Local Plan.
92. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the density of development.
93. Policy COH/2-1 of the Cottenham Neighbourhood Plan states that development proposals within the development framework which reflect the character and appearance of the village through their location, design, density and scale will be supported.
94. For the reasons noted above, the density of development is considered acceptable and would accord with policy COH/2-1 of the Cottenham Neighbourhood Plan.

Market Housing Mix

95. Policy H/9(1) of the Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities. The market homes in developments of 10 or more homes will consist of (a) at least 30% 1 or 2 bedroom homes, (b) at least 30% 3 bedroom homes, (c) at least 30% 4 or more bedroom homes, (d) with a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.
96. The application proposes the development of 88 market dwellings in the form of 26x2-bedroom properties (30%), 27x3-bedroom properties (31%), 32x4-bedroom properties and 3x5-bedroom properties (39%).
97. Officers are satisfied that the proposed development would provide for an appropriate market mix of housing on the site, noting that the mix would accord with policy H/9 of the Local Plan.
98. Policy H/9(4) of the Local Plan states that 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. This provision shall be split evenly between the affordable and market homes in a development rounding to the nearest whole number.
99. Officers acknowledge that 54 of the 88 market houses (61%) will be built to accessible and adaptable dwellings M4(2) standard, beyond the requirements of policy H/9(4) of the Local Plan.

Affordable Housing

100. Policy H/10 of the Local Plan states that all developments of 11 dwellings or more will provide affordable housing (a) to provide that 40% of the homes on site will be affordable, (b) to address evidence of housing need; an agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission and (c) in small groups or clusters distributed through the site
101. The application proposes the development of 59 affordable properties in the form of 22x1-bedroom properties, 29x2-bedroom, 6x3-bedroom properties and 2x4-bedroom across a tenure split of 70/30 in favour of affordable rent.
102. The Council's Affordable Housing Team has confirmed their support for the mix, tenure and layout of affordable housing proposed.
103. The layout of the affordable properties in relation to 'clustering' and distribution within the site is considered later in this report (paragraphs 132 to 138).
104. Officers consider the provision of affordable housing to be acceptable.
105. Officers acknowledge that all 59 affordable properties on the site will be built to accessible and adaptable dwellings M4(2) standard, beyond the sites required 5% of homes as detailed in policy H/9 of the Local Plan.

Residential Space Standards

106. Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.
107. Given that the outline planning consent did not require the dwellings to be built to meet the residential space standards and this matter does not fall under the definition of the reserved matters for layout, appearance or scale, the development would not need to accord with national space standards.
108. However, officers acknowledge that 124 of the 147 properties within the development would meet or exceed national space standards (84% of the development). The 23 units which would not meet or exceed these standards, all of which are market units (house type B), only fail slightly of these standards on the basis of a slightly smaller level of built in storage than is required (rather than habitable areas such as bedrooms).
109. The proposal would not therefore accord with policy H/12 of the Local Plan, but there are material circumstances to justify the departure in this instance as the policy cannot be enforced.

Open Space Provision

110. The Sixth Schedule of the Section 106 for the development requires the following areas of open space to be delivered on site, based on the number of dwellings of each type (by bedrooms) provided on the site:
- 1,197 sqm Informal Play Space.
 - 1,316 sqm Informal Open Space.
111. The Section 106 also secures the provision of a Local Equipped Area of Play (LEAP), which is stated in the 'Definitions' to mean a landscaped and equipped play area of no less than 500 square metres comprising at least 9 items of play equipment.
112. Within the Section 106, The Second Schedule, Part II LEAP requires a Local Equipped Area of Play Scheme to be agreed, including details of layout, design, management, and maintenance.
113. The application is supported by a Land Use Plan which sets out areas of open space within the site including Les King Wood (approximately 63,745 sqm), a LEAP (approximately 2,119 sqm), two Green Walks (approximately 1,097 sqm) and a field (approximately 16,512 sqm). A Detailed LEAP Proposal plan has also been submitted showing 9 pieces of play equipment.
114. Officers are satisfied that the minimum open space requirements of the Section 106 have been met, noting that these areas exceed the minimum requirements.
115. The Parish Council raise concern in the final point of their 13 point objection that the status of the Public Open Space it is not clear how much Public Open Space will be retained on-site and how and on what basis this will be maintained and available for public use.
116. The Section 106 agreement ensures that appropriate management, public access and maintenance arrangements for the LEAP and 'Other On-Site Public Open Space' will be secured.

Reserved Matters

Layout

117. The layout of the site has been designed to provide a low-density and spacious development, placing a large central green at the heart of the new development. The layout is partly informed by the two points of access from Rampton Road established at outline stage and the shape of the application boundary adjacent to the existing recreation ground and open areas. The scheme identifies and responds to key development frontages onto the public realm including Rampton Road, Les King Wood, the recreation space and open land and the opportunity for an area of the site potentially be made available for future recreational use as part of an extended recreation ground.

118. The Design and Access Statement details that the site has several settings with distinctly different contexts to different site boundaries, which are further enhanced by architectural language and the use of external materials. This approach seeks to ensure the delivery of a collection of character areas which contribute towards providing a highly legible development which both responds to the design characteristics of the village while also creating its own legibility and architectural pattern.
119. The four character areas are defined as 1) the woodland edge, a relatively informal and spacious layout of properties; 2) the Rampton Road Gateway, a landscaped gateway into the development on approach from the west providing a transition between the fenland and built environment; 3) the central green, the heart of the development with a large green space incorporating the LEAP; and 4) Rampton Road South, the area opposite existing residential properties of Rampton Road and an opportunity to reflect and reinforce the character of Rampton Road.
120. The development incorporates ten house types spread across the 147 units in a variety of forms across detached properties, semi-detached properties and maisonettes. The layout of the site seeks to locate different house types next to each other and where groups of the same house types are in clusters, their external finish is varied to avoid groups of identical housing (policy COH/1-5(b)). Dwellings are positioned close to public footpaths and frontages allowing for larger sized rear private gardens and amenity space. Where the site does contain a lengthy row of properties slight variations in their siting provide an additional degree of interest in street scene views (along with their varied appearance), to minimise a repetitious form and layout (policy COH/1-5(c) and (e)). Dwellings are orientated to respond positively to the spaces and routes around them, providing active frontages and passive surveillance.
121. The layout also takes advantage of the opportunity to respond to the presence of Les King Wood, which spans the north-western boundary of the site, by creating positive frontages into the woodland area. Here, properties are sited in an even more spacious arrangement with a looser, more rural form to address the village edge and existing landscape. Properties are largely orientated with their principle front elevations facing the woodland, creating a positive and active frontage with the woodland beyond. The layout also incorporates a more informal and rural road layout rather than the more traditional arrangements of a public highway with footpaths either side. Four additional pedestrian footpath links are proposed to Les King Wood creating increased permeability and engagement with the sites rural edge.
122. Through the design of streets, open spaces, and gaps between properties the layout creates new views towards the countryside along the eastern boundary of the site (policy COH/1-5(g)). Direct vistas towards Les King Wood to the north-west of the site are also made possible along with glimpsed views between properties and a spacious siting of properties along this boundary. The layout of the site orientates properties to face the countryside while appropriate boundary treatments (details reserved by condition 10 of the outline consent)

would allow for residents to take advantage of the views towards the surrounding countryside and recreational areas.

123. Although reserved by condition, the Landscape Masterplan does start to convey what the edge treatments are likely to be. The layout predominately orientates the new homes to have their fronts facing outwards and as such would likely have an open or low-level front boundary. There are properties on the eastern edge of the site that will need to balance boundary treatments with the need for security, but these details are yet to be designed and could potentially include hedge planting.
124. Off-road parking is largely provided for each property on the site on private driveways and in most cases also in garages or car ports. Typically, parking is incorporated between properties with minimal parking to the front of buildings, integrating parking into the development in a convenient and accessible manner that does not dominate the development and its surroundings (policy COH/1-5(f)). Officers acknowledge that there are some areas of frontage parking (for example Plots 18-27), but these areas represent a small proportion of the site as a whole and use landscape features to mitigate their impact. There are also three examples of courtyard parking, but again this accounts for a relatively small proportion of the site and are integrated into the site rather than appearing as overly obtrusive areas.
125. In terms of movement and permeability the layout of the site establishes a formal street hierarchy through the provision of a primary 'loop' road and pathway between the two points of access, with several secondary roads and pathways along with tertiary pathways (private driveways) stemming from it (policy COH/2-2(a)). The primary and secondary streets are provided to adoptable standards, providing pedestrian footpaths, while the tertiary pathways are provided in the form of more rural and private driveways in response to their location on the rural edges of the site. As noted above, four additional pedestrian footpath links are proposed to Les King Wood creating increased permeability and linking recreational facilities across the site and its wider context. Again, while boundary treatment details are reserved by condition, much of the eastern boundary of the site will remain relatively open and allow ease of access onto the adjacent recreation space and open areas.
126. Les King Wood itself is set to be enhanced and made more accessible as part of the development and a Woodland Management Plan has been submitted in support of the application. Officers note that Appendix E: Open Spaces of the Cottenham Neighbourhood Plan details that Fen Reeves, Les King Wood and the Tenison Manor tree belts will be conserved and made more accessible to residents.
127. In terms of open space, as noted above, the development incorporates a large central green space which contains the LEAP. Two green walks are also incorporated into the development, providing green lungs into the built form of the development and enhanced views out towards the countryside as well as providing permeability and ease of movement. A large field is left unoccupied in the southern portion of the site and one which adjoins the existing recreation

ground, a positive layout response to any future expansion of the recreation space (policy COH/2-2(c)).

128. Collectively, the design elements detailed above are considered to contribute towards a positive design and layout response to conserve the fen-edge landscape character of Cottenham and ensuring that the layout, form and urban design of the site takes account of the surrounding urban and natural landscapes, (policy COH/1-5(a) and policy COH/2-2(b)).
129. The application has been reviewed extensively in consultation with the Council's Urban Design Officer and while generally supportive of the scheme and its layout throughout, opportunities have been taken to further enhance the scheme. These changes have included reduced driveway lengths to discourage parking overspill, extended garden areas, the relocation of a parking courtyard to reduce the visual impact of parking on the street scene and a reconfiguration of the arrangements of what is now plots 128 to 137.
130. The overall layout of the development is considered, in consultation with specialist officers, to be of a high-quality design which would make positive contribution to the local and wider context of the site in accordance with policy HQ/1 of the Local Plan.
131. Officers also consider that the layout of the site is responsive to policies COH/1-5 and COH/2-2 of the Cottenham Neighbourhood Plan and the Cottenham Village Design Statement SPD.

Affordable Housing Distribution

132. In terms of the layout of the 59 affordable units, both policy H/10 of the Local Plan and the Affordable Housing SPD require affordable homes to be in small groups or clusters distributed through the site; small groups or clusters will typically be of 6 to 8 units.
133. The layout of the site creates several separate groups of affordable units:
 - Plots 18-27: a group of 10 shared ownership units comprising three sets of maisonettes.
 - Plots 36-43: a group of 8 shared ownership units comprising four sets of semi-detached properties.
 - Plots 48-53: a group of 6 rented units comprising three pairs of semi-detached properties.
 - Plots 81-84: a group of 4 rented units comprising a set of maisonettes.
 - Plots 96-100: a group of 5 rented units comprising one detached property a pair of semi-detached properties and one set of maisonettes.
 - Plots 101-103 & 104: a group of 4 rented units comprising one detached property, a pair of semi-detached properties and one semi-detached property.
 - Plots 107-110 & 111-112: a group of 6 rented units comprising two sets of maisonettes
 - Plots 118-127: a group of 10 rented units comprising three pairs of semi-detached properties and a set of maisonettes.

- Plots 132-137: a group of 6 rented units comprising a pair of semi-detached properties and a set of maisonettes.
134. The layout presents clusters of affordable housing which vary from 4 to 10 properties per cluster which are well distributed among the market housing. Although a cluster of 10 units, which occurs in two instances across the site, slightly exceeds the guidance of 6 to 8 units, these figures are a guide and when taken in the context of a development of 147 dwellings where all of the affordable properties are well integrated with the market units the slightly higher clustering is considered acceptable.
 135. Officers acknowledge that there are instances where these groups back on to one another (i.e. Plots 101-103 & 104 and Plots 107-110 & 111-112), However, where this occurs the groups are served by different access roads which mitigates the potential for them to be perceived as a larger and more significant cluster.
 136. An affordable housing tenure plan has been submitted illustrating the tenure type of each affordable unit which is considered acceptable.
 137. The layout of the affordable units, including their tenure, is supported by the Council's Affordable Housing Officer.
 138. Officers consider that the distribution of the affordable units would accord with policy H/10 of the Local Plan, the Affordable Housing SPD and policy COH/2-2(d) of the Cottenham Neighbourhood Plan.

Vista

139. Policy COH/1-1 of the Cottenham Neighbourhood Plan deals with landscape character and details that, as appropriate to their scale and location, development proposals should take account of nine identified vistas that contribute to the character and attractiveness of Cottenham (as shown on Figure 6 of the Plan). Of relevance to this application are vista 2 (policy COH/1-1(a.c)), a view towards All Saints' Church, Cottenham from Rampton Road and vista 7 (policy COH/1-1(c.a)), an outward north-westward views across open "big sky / open space" fen-edge landscape from King George V Field.
140. Vista 2, as illustrated on figure 6 of the Plan, highlights a view towards All Saints Church, Cottenham, which is located approximately 1,820 metres from Rampton Road when taken from the point shown in the Plan. Here, limited and transient long-distance views of the church tower are available.
141. The development seeks to respond to vista 2 through its low-density and spacious layout. The properties closest to the edge of Les King Wood are off set from it to provide protection of the wood and to retain some limited long distanced views along the woodland edge towards the church. There are also be some breaks in the built form of development by virtue of its spacious nature which allow glimpse of the church tower from Rampton Road, but these would

be very limited, while views towards the church tower would be available from within the site itself.

142. However, clearly there is some conflict with policy COH/1-1(a.c) of the Cottenham Neighbourhood Plan by virtue of the introduction of a built form of development into a currently undeveloped and relatively open area of the countryside and village edge where vista 2 has been identified, but it is important to consider the extent of that harm.
143. In considering the extent of the harm which arises from the conflict between the proposed development and policy COH/1-1(a.c), it is necessary to examine the chronology of events between the planning history of application site and the development of the Cottenham Neighbourhood Plan. The sequence of events set out in the following paragraph is illustrated in appendix 3 of this report, using key extracts from evolving versions of the Cottenham Neighbourhood Plan
144. The location of the vista in question has changed between The Cottenham Neighbourhood Plan Pre-Submission Draft version 3.1a dated October 2017 and The Cottenham Neighbourhood Plan Pre-Submission Plan dated June 2018. The issue of note is that in May 2018 outline planning permission was allowed at appeal for the erection of 154 dwellings on the Rampton Road site (S/2876/16/OL). There was no conflict with the vista location shown in the October 2017 draft Plan but there is significant conflict in the re-located vista in the June 2018 Plan, after outline planning consent had already been granted. This conflict has been carried forward to the Cottenham Neighbourhood Plan Referendum Version (February 2020) as noted above.
145. While policy COH/1-1 of the Cottenham Neighbourhood Plan is given significant weight there is an argument that vista 2 of the Plan has not taken account of an existing planning permission which was established prior to the publication of the Rampton Road vista.
146. If the rationale behind vista 2 is that this is an illustrative point along Rampton Road where the church can be observed, then the extent of the harm is further reduced. It is notable that views of the church from Rampton Road are more evident from the western side of Les King Wood than from the eastern side across the application site. Views towards the church would be present in several areas of the site itself and from the north-eastern edge of the site (where the vista was previously illustrated in the October 2017 draft submission plan).
147. Nonetheless, officers acknowledge the importance of the view through its designation within the Cottenham Neighbourhood Plan. It is therefore recommended that a condition is imposed requiring details of hard or soft landscape features along the edge of Les King Wood, to reinforce public views towards All Saints Church, Cottenham.
148. In terms of vista 7 and policy COH/101(c.a), the proposed development is not considered to conflict with the requirements of this element of the policy as it does not interfere significantly with this view. While properties will be observed

from within the wider context of this viewpoint, they are not considered to result in significant harm

149. Overall, the proposal would not be in strict accordance with the requirements of COH/1-1(a.c) of the Cottenham Neighbourhood Plan.
150. Officers note that within point six of their 13 point objection, Cottenham Parish Council state that the restrained red line site puts pressure on house location and protection of a key vista in Cottenham's Neighbourhood Plan (which also featured in SCDC's refusal of outline permission).
151. However, the Council's reason for refusal of the outline application, issued on 31 August 2017, makes no reference to a vista. The application has also been allowed on appeal.

Recreation Space

152. Policy COH/4-1 of the Cottenham Neighbourhood Plan deals with Recreation & Sports Hub and states that development proposals for the comprehensive provision of community, recreation and sports facilities at the Recreation Ground and near Cottenham Primary School (as shown in Figure 26 [of the plan]) will be supported where the overall design maintains or increases the number of outdoor sports pitches (criterion a), and retains sufficient expansion space to allow the Recreation Ground to extend to over 12 hectares on a contiguous good quality land (criterion b).
153. Policy COH/4-4 of the Cottenham Neighbourhood Plan deals with Sports Facilities and states that proposals for the development of additional sports facilities adjacent to the existing Recreation Ground within the development framework (as shown in Figure 26 [of the plan]) will be supported where the overall design is contiguous with the existing Recreation Ground, to optimise use of the Sports Pavilion (criterion a), provides a road route through the site to Rampton Road (criterion b) and provides for appropriate levels of on-site car parking (criterion c).
154. As noted under 'compliance with the outline planning permission' the layout of the site does not encroach onto any land currently used as playing pitches. To facilitate the future expansion of the Recreation Ground, the layout has retained land as open space within the application site and is not considered to prejudice the future expansion of sports facilities; the recreation ground could be extended to over 12 hectares in a contiguous manner as required by policy COH/4-1(b). The layout of the development incorporates opportunities to facilitate future routes of access to the sport facilities to Rampton Road as required by policy COH/4-4(b). The layout also provides a potential point of access to additional parking facilities for recreational use in the southern portion of the site as required by policy COH/4-4(c).
155. Officers note that page 13 of the Design and Access Statement and page 25 of the Design and Access Statement Addendum provides an indicative plan showing the potential expansion of the recreation ground and sports facilities

adjacent to the site in line with the policies of the Neighbourhood Plan. Cottenham Parish Council has raised concern to the particulars of the indicative layout. However, these are only indicative drawings to provide an illustration of the potential expansion and demonstrate that the layout of the site would not prejudice an expansion that would meet the criteria set out in the Cottenham Neighbourhood Plan.

156. Similarly, figure 26 of the Cottenham Neighbourhood Plan itself is titled 'preferred' expansion of the Recreation Ground and therefore illustrates a potential expansion rather than a formal designation of land akin to the designation of a Local Green Space. It is also noted that figure 26 shows areas of 'potential' expansion encroaching into the established planning application boundary for the site, much of which is accommodated within the proposed layout.
157. The proposed layout is considered to accord with policies COH/4-1 and COH/4-4 of the Cottenham Neighbourhood Plan.

Local Green Space

158. Policy NH/12 of the Local Plan states that Local Green Space identified on the Policies Map will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community. Inappropriate development, as defined in the National Planning Policy Framework, would not be approved except in very special circumstances and in discussion with the local community.
159. Policy COH/1-7 of the Cottenham Neighbourhood Plan details that the Neighbourhood Plan refines the approach to Local Green Spaces as included in the adopted Local Plan (as shown on Figure 12 of the plan) as it alters the boundary of the recreation ground Local Green Space and designates an additional Local Green Space at Les King Wood. Policy COH/1-7 states that proposals for development within these areas will be considered against the contents of Policy NH/12 (Local Green Space) of the South Cambridgeshire Local Plan.
160. The proposed layout of the development does not encroach into the Local Green Space as set out in the Local Plan or the modified Local Green Space as identified in the Cottenham Neighbourhood Plan.
161. The proposal therefore accords with policy NH/12 of the Local Plan and policy COH/1-7 of the Cottenham Neighbourhood Plan.

Scale

Existing Development

162. The scale and character of the existing residential development near to the site presents a mixture of two storey, one and a half storey and single storey

properties of varying designs and footprints, with two storeys being the prevailing scale of development. In general properties are typically good-sized detached dwellings with some examples of semi-detached and terraced arrangements.

163. The properties to the south-west of the site on Rampton Road are predominately two storey residential properties, with some examples of one and a half storey and single storey properties. These properties take on a mixed form of detached, semi-detached, and terraced properties. The properties are evident in street scene views forming a linear pattern of development along the western edge of Rampton Road, with a small number of properties present on the eastern side of the road adjacent to the allotments. The property of Ramphill Farmhouse, the northern-most property along the eastern edge of Rampton Road is a detached two storey property with a large single storey building to the rear.
164. To the south of the site, beyond the allotments and playing fields are the properties of Lambs Lane and Manse Drive. The properties of Manse Drive are single storey in scale while the properties along Lambs Lane again comprise a mixture of two storey, one and a half storey and single storey properties, with two storeys being the prevailing scale of development.
165. Based on an assessment of recent planning applications in the area, the properties within the immediate vicinity of the site vary greatly in height, width and length, with the ridge heights of two storey properties ranging from approximately 7.1 metres to 8.7 metres in height.

Proposed Development

166. The proposed development provides a two storey, pitched roof approach throughout the site, with single storey garages serving several plots, responding to the general scale and form of existing residential properties in the immediate area and the wider village.
167. The dwellings within the development incorporate variations in ridge heights across the ten house types proposed. The tallest properties are approximately 10.1 metres in height (house types B, B1 and B2) while the lowest are approximately 9 metres (house type E1), with the other house types varying in between. The maisonettes are the smallest units within the site in terms of height with a ridge height of approximately 8.6 metres.
168. Officers acknowledge that the overall heights of the proposed properties exceed the heights of the existing properties in the immediate area. This is largely due to a design response and rationale that runs throughout the development - the use of a steep pitched roof design.
169. The Cottenham Village Design Guide details within its 'Building Guidelines' that imaginative and original design can extend and renew the distinctive character and traditions of Cottenham's built environment and to refer to local building forms and proportion as there is a variety of proportions throughout the village.

170. The Cottenham Village Design Guide also notes within Chapter 7 (Buildings) that buildings in a wide variety of styles have generally been satisfactorily combined because of their sympathetic relationships in terms of scale, height, massing and alignment. It also recognises under 'Proportion and Detail' that for timber framed houses roofs were steeply pitched to assist the thatch or plain-tiles to shed water, identifying the presence of steep roof pitches within the context of the village
171. The proposed development responds to this architectural feature that is present within the village, albeit those roof forms are not present in the immediate vicinity. The Council's Urban Design Officer notes in their response that the roof pitch is considered appropriate for the proposed dwellings and reflect some of the roof pitches of existing dwellings in Cottenham which, together with the well-proportioned fenestrations, the buildings would help contribute to refreshing the architectural pattern.
172. Nonetheless, there would be limited areas of the development where the larger heights of the proposed properties would be evident when read in conjunction with existing properties in the immediate area, specifically the southern portion of the site (i.e. Plots 1 to 17). Officers acknowledge that the comments of Cottenham Parish Council provide direct reference to the southern area of the site and the 'second tier of 11 houses' (i.e. Plots 1 to 11) being the tall houses out of character and close to established ones in point seven of their objection.
173. Plots 1 to 5 are located to the rear of the existing properties on the eastern side of Rampton Road while Plots 12 to 17 line the public highway as a continuation of these existing properties up to the point of access to the site. Plots 6 to 11 are located to the rear of Plots 12 to 17. The 17 plots in this area incorporate five different house types (house type A, B, C1, F1 and G1) which range in height from approximately 9.1 metres to 10.1 metres. Although there is a reasonable degree of separation between several of the proposed and existing dwellings, particularly the row of Plots 1 to 11 within the site, the difference in heights would be observed from the public realm.
174. It is therefore accepted that there may be a degree of visual harm in terms of the difference in height between the proposed dwellings and the existing dwellings on Rampton Road and therefore some conflict with elements of policies within the Cottenham Neighbourhood Plan (policy COH/1-5), but it is important to consider the extent of that harm, or if the variation is indeed harmful to the character of the area.
175. The character of Rampton Road is one which already presents a varied street scene in terms of scale, incorporating a range of ridge heights by virtue of the diverse style and design of properties in the area. This is characteristic of Rampton Road. This character, together with the relatively spacious arrangement of the proposed development which reduces the potential for a significantly overbearing and unduly dominant development, is considered to mitigate the level of harm derived from the taller house designs.

176. In their comments Cottenham Parish Council acknowledge the part that a varied ridge line plays in village character in their response as a mitigation proposal that properties along the edge of Les King Wood require more variety of ridge height and building line to conserve the village character.
177. In terms of the other areas of the site, the proposed properties to the north of this southern area beyond Ramphill Farm are set further back into the site away from the public highway (i.e. Plot 28 and beyond). Where development returns towards Rampton Road at the northernmost point of access these properties are stepped away from the public highway (Plots 57-63). All of these units (i.e. Plots 28 to 147) are sited some distance from existing residential development on Rampton Road and the main public highway and therefore these properties would not be read in conjunction with existing properties and would not present the same direct contrast as Plots 1 to 17, creating and contributing positively towards the sites own identity.
178. The slight visual conflict identified from the heights of the proposed properties is therefore limited to the southern portion of the site where direct comparisons of existing and proposed buildings heights can be observed together.
179. It is important to note that the matter of scale extends beyond a simple consideration of height, it also includes the width and length of each building proposed within the development in relation to its surroundings.
180. The dwellings within the site incorporate variations in width and length across the ten house types, which are responsive to the context of the site and wider character of the village, including those that are more closely related to existing properties along Rampton Road (i.e. Plots 1 to 17). The widths and lengths of the proposed dwellings across the site are comparable and compatible with the widths and lengths of properties in the immediate vicinity and wider village context, again noting the varied scale of existing development along Rampton Road.
181. The site is a relatively spacious and low-density development which mitigates the slightly higher rooflines, which may appear dominating and overbearing in a more cramped environment. In turn, being a slightly more 'detached' development from the main village, the site is afforded the opportunity to both respond to the design characteristics of the village while also creating its own legibility and architectural pattern. As a result, the scale of the proposed development is considered to include variety and interest within a coherent, place-responsive design, which makes a positive contribution to its local and wider context while respecting local distinctiveness as set out in planning policy.
182. Furthermore, as noted above, the layout of the site has purposefully arranged grouping different house types together to avoid large groups of identical houses in response to policy COH-1/5(b) of the Cottenham Neighbourhood Plan. The proposal is also considered to be responsive to village characteristics in respect of plot width, lengths and proportions, in response to policy COH-1/5(c). In turn these design responses contribute to varying the scale of the development across the site, including ridge heights, drawing on the

requirements of policy COH-1/5(e) of the Cottenham Neighbourhood Plan to use subtle variations to minimise repetitious designs in form or proportions.

183. Policy COH/2-2 of the Cottenham Neighbourhood Plan, sets out the criteria for large site design. The scale of development is considered to contribute positively towards the overall character of the development, which seeks to respond to the surrounding urban area and natural landscape (policy COH/2-2(b)) while applying imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment (policy COH/2-2(d)).
184. Overall, officers consider that the scale of development is acceptable and not to result in significant harm to the character of the area. The scale of the proposal therefore accords with policy HQ/1 of the Local Plan.
185. Officers acknowledge that some elements of the proposed scale, specifically ridge heights, would provide some conflict with policy COH/1-5 of the Cottenham Neighbourhood Plan. However, this conflict is considered to be limited, noting that several aspects of the scale of development respond positively to the design criteria set out within policy COH/1-5.
186. On balance, officers do not consider that the limited conflict arising would be sufficient to warrant a refusal of the application.

Appearance

187. The Cottenham Village Design Statement notes that buildings in Cottenham have been constructed from a gradually evolving range of materials.
188. The proposed development incorporates ten house types which provide a range of appearances across the site. These are further enhanced through the material palette and architectural language, providing greater diversity to these design types. As set out in the Design and Access Addendum, the palette of materials is a direct reference to Cottenham's evolving range of materials, utilising red and buff facing brick, black weatherboarding, render and tiled roofs. Elements of cladding are also to be used on several properties.
189. As noted above, while the development has sought to locate different house types next to each other, where groups of the same house type occur, the material palette is used to add further variation. Again, this is a direct and positive response to Policy COH/1-5(b) of the Cottenham Neighbourhood Plan.
190. The palette of materials and architectural features incorporated into the development are a direct and positive response to Policy COH/1-5(d & e) of the Cottenham Neighbourhood Plan which requires the use of traditional vernacular materials and the use of subtle variations to minimise repetitious designs in form or proportion, architectural detail and finishes and Policy COH/2-2(d) which requires applying imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment.

191. Officers note that the affordable properties within the site are to benefit from the same quality of materials and architectural characteristics of the market housing, further integrating these units within the site.
192. The overall appearance and detailing of the proposed units are considered acceptable and to include a variety of interest within the development, which draws on the context of its location while creating its own identity. Officers consider that the materials palette and architectural detailing includes variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness.
193. Offers are supportive of the material palette for the development and their general distribution throughout the site. Officers consider it reasonable and necessary to impose conditions requiring details of materials to be submitted and details of all windows, doors, surrounds, heads, cills, eaves, verges, soffits and fascia to ensure that the quality of development is taken through to completion in a manner which is fully compatible with its location. Conditions for details of the substation, pumping station and screened refuse are also considered appropriate to ensure an appropriate appearance.
194. Overall, and subject to the recommended conditions, the appearance of the development would accord with policy HQ/1 of the Local Plan.
195. Officers also consider that the appearance of the site is responsive to policies COH/1-5 and COH/2-2 of the Cottenham Neighbourhood Plan and the Cottenham Village Design Statement SPD.

Landscape

196. Condition 11 of the outline consent reserves full details of both hard and soft landscape works to be submitted prior to the commencement of development on the site. Condition 12 of the outline consent secures the implementation of the details to be agreed under condition 11. Condition 13 of the outline consent also deals with the details of retained trees.
197. Notwithstanding condition 11 of the outline consent, the application is supported by a Landscape Masterplan, a Landscape Management Plan for LEAP and POS, a detailed LEAP proposal and a Woodland Management Plan.
198. In terms of strategic landscaping to address the edge of village location, the development already benefits from having Les Kind Wood on its north-western boundary, which provides a significant natural screen to the site on approach from the west. As noted above, the development does not encroach into Les King Wood and seeks to preserve it.
199. The edge of Les King Wood has been identified as an important area within the site and is to be enhanced where possible with additional planting to create a transitional environment between the edge of the woodland and the built development. The layout of the development takes the opportunity to respond

positively in design terms to the woodland while making the woodland itself more accessible to existing and future residents, as detailed in Appendix E: Open Spaces of the Cottenham Neighbourhood Plan.

200. The site incorporates several other landscape features, as illustrated in the Landscape Masterplan and detailed in the Design and Access Statement.
201. The primary entrance to the north west of the site provides an attractive and soft entrance to the site. Plots 56 to 60, which are located at the northern most access point to the site, have been stepped away from the boundary with Rampton Road where areas of soft landscaping have been incorporated to soften the impact of the built form from the main public highway.
202. A central green space has been designed at the heart of the development and will incorporate the required LEAP. An avenue of trees is to be provided around the perimeter of the central green with several feature trees within this space.
203. The development incorporates soft landscaped frontages to properties within the site while each is provided with their own or shared private amenity space laid to lawn. Two soft landscaped green walks are provided within the site, providing additional 'green lungs' within the development.
204. The proposed landscaping also incorporates extensive tree planting with its own hierarchy. The Tree Planting Strategy within the Design and Access Statement details that trees identified in the strategy have been chosen based on their characteristics and are specific to their location within the site. Secondary and tertiary trees are placed within the site to help identify different streets while large signature trees will be used to terminate vista views and mark entrances/gateways.
205. In terms of hard landscaping, this has been designed to reflect the road hierarchy of the development and will utilise asphalt on the primary roads and block paving on the secondary and tertiary roads. Street furniture throughout the site also enhances the amenity value of the development. Boundary treatments, although reserved by condition as noted above, seek to respond to their context, including some edge of site locations.
206. The application has been subject to formal consultation with the Council's Landscape Officer and Trees Officers who are supportive of the proposal.
207. The Council's Landscape Officer has requested that details of soft landscaping and boundary treatments be secured by condition. As noted above, condition 11 of the outline consent already requires details of hard and soft landscaping while condition 14 requires details of boundary treatment; such conditions are not necessary as part of any reserved matters application. A condition for lighting is also suggest, but again is already covered on the outline consent under condition 26.
208. The Council's Trees Officer notes that the submitted Woodland Management Plan is an ideal management plan for a woodland of this scale, age, and

character. In consultation with the Council's Trees Officer it is considered appropriate to include the Woodland Management Plan as an approved document. The Council's Landscape Officer also recommends including this plan as an approved document.

209. Officers consider that the proposed landscaping would accord with policy HQ/1 of the Local Plan, which seeks to secure high quality landscaping and public spaces that would integrate the development in with the surroundings.
210. Officers also consider that the landscaping for the site is responsive to policies COH/1-1, COH/1-5 and COH/2-2 of the Cottenham Neighbourhood Plan and the Cottenham Village Design Statement SPD.

Biodiversity

211. The application is supported by an Ecological Precautionary Working Methodology (Middlemarch Environmental, Rev C, March 2020) as required by condition 5 of the outline consent, an Otter and Water Vole Survey (Middlemarch Environmental, Rev A, March 2020), a Biodiversity Enhancement Strategy (Middlemarch Environmental, Rev E, August 2020) and a Woodland Management Plan (Middlemarch Environmental, March 2020).
212. The application has been subject to formal consultation with the Council's Ecology Officer who is in general agreement and support of the ecological details submitted.
213. As required by condition 5 of the outline consent, an Ecological Precautionary Working Methodology has been submitted in support of the reserved matters application for approval and contains details to address parts i) to vii) of the condition.
214. The objective of the report is to minimise the potential impact of the construction phase of the development on the existing ecology of the site, ensuring works proceed in accordance with current wildlife legislation. The report is designed specifically for implementation during the construction phase of the proposed development and sets out an ecological baseline and risk assessment, general control of works and practical measures to avoid/reduce construction impacts.
215. In consultation with the Council's Ecology Officer, following minor amendments and points of clarification within the report, the details are considered acceptable and to meet the requirements of condition 5 of the outline consent.
216. In line with the wording of condition 5 of the outline consent, officers consider it appropriate to include the Ecological Precautionary Working Methodology (Rev C) as part of the approved plans/documents condition to ensure compliance with the contents of the report.
217. The Council's Ecology Officer has commented that the Otter and Water Vole Report confirms that there will be no works within 25 metres of the drain as Les King Wood will be retained and protected during works. As water vole burrows

are usually found within 5 metres of watercourse edges, and due to existing footpaths being used for recreational access, no further surveys are required. The Council's Ecology Officer has confirmed that the precautionary measures detailed are acceptable and should be secured by condition.

218. In terms of ecological enhancement condition 14 of the outline consent requires, prior to the commencement of development, a scheme for ecological compensation and enhancement (including a location plan and specification for native planting and inbuilt features for nesting birds and roosting bats, consistent with the Phase 1 Ecology Report submitted at outline stage, and a long-term management plan).
219. Notwithstanding condition 14 of the outline consent, a Biodiversity Enhancement Strategy has been submitted in support of the reserved matters application. The Council's Ecology Officer has noted in their comments that the site will still provide a net gain in biodiversity.
220. With regard to the Woodland Management Plan, no objection has been raised by the Council's Ecology Officer, following the amendment to the scheme which sited the residential development away from the wood and increased the areas of the wood to be retained and protected.
221. The Council's Ecology Officer has detailed that the amended Biodiversity Enhancement Strategy should be secured through condition and conditions for an ecological mitigation and enhancement compliance report, a strategy regarding ash dieback, and details of sensitive external lighting design should be secured by condition if consent is granted.
222. Officers do not consider it appropriate to include the biodiversity enhancement strategy as an approved document as such details are secured and required through condition 14 of the outline consent, which also requires their implementation (i.e. compliance). As noted above, the Council's Trees Officer recommends that the Woodland Management Plan is secured as an approved document, which would secure appropriate and sufficient measures of ash dieback. In terms of external lighting design, condition 26 of the outline consent already secures such details.
223. Cottenham Parish Council has raised concern that the development is proposing to remove a considerable amount of established hedgerow, replacing it with close-boarded fencing to secure the perimeter of the site, in conflict with policy NH/4 of the Local Plan and the commitment in the biodiversity enhancement strategy to retain this hedgerow throughout the development (point 12 of their objection). Reference is again made to the restrained red line putting which in turn puts pressure on environmental protection.
224. The loss of hedgerow is notably to the Rampton Road frontage of the site in the location of the access points and their visibility splays, as already consented as a matter of detail in the outline consent. The updated ecological information submitted with the reserved matters application notes a 247 metre loss of hedgerow while the Biodiversity Enhancement Strategy (revision E) details that

over 300 metres of hedgerows are to be created throughout the site, which will comprise at least five native species of local provenance.

225. With respect to boundary treatments, final details have not been submitted as part of the reserved matters application. Condition 10 of the outline consent requires details of boundary treatments by way of a pre-commencement condition and would therefore be dealt with formally through a discharge of conditions application rather than this reserved matters application.
226. Nonetheless, the Landscape Masterplan does start to convey what the edge treatments are likely to be. As detailed above, the layout predominately orientates the new homes to have their fronts facing outwards and as such would likely have an open or low-level front boundary. There are properties on the eastern edge of the site that will need to balance boundary treatments with the need for security, but these details are yet to be designed and could potentially include hedge planting.
227. Overall, officers consider that the proposal would accord with policy NH/4 of the Local Plan and paragraphs 170, 174, and 175 of the NPPF which requires development to enhance, restore and add to biodiversity with opportunities should be taken to achieve a net gain in biodiversity through the form and design of development.
228. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the biodiversity.
229. Policy COH/1-1 of the Cottenham Neighbourhood Plan seeks to address matters of landscape character and sets out that, as appropriate to their scale and location, development proposals should take into account vistas that contribute to the character and attractiveness of Cottenham (as shown on figure 6 of the Plan).
230. The policy goes on to state that development proposals which may have an impact on the landscape character of the village should incorporate the following design features where they are necessary in relation to the scale and location of the proposal concerned and would be practicable given the particular nature of the proposed development: a) non-continuous screens of hedges and native tree species should be incorporated within the site to create wildlife corridors and protect the external views (3 to 6 in Figure 6) of the village.
231. The application site does not impact on external views 3 to 6 as set out in figure 6 of the Cottenham Neighbourhood Plan as these relate to other areas of the village.
232. Nonetheless, officers note that over 300 metres of hedgerows are to be created throughout the site which would link to the aspirations of policy COH/1-1 of the Cottenham Neighbourhood Plan in respect of 'wildlife corridors'.
233. The proposal would therefore accord with policy COH/1-1 of the Cottenham Neighbourhood Plan in respect of biodiversity (wildlife corridors).

Flood Risk and Drainage

234. The application site is in Flood Zone 1 and is therefore considered as having a low probability of flooding.
235. The application is supported by a Surface Water Drainage Strategy (Gyoury Self Partnership (St Albans) LLP October 2019) and Surface Water Drainage Strategy Addendum (Gyoury Self Partnership (St Albans) LLP March 2020). These documents have been produced to demonstrate that the proposed development is deliverable from a drainage perspective.
236. The Drainage Strategy Addendum was submitted in response to the initial objections of the Lead Local Flood Authority, the Old West Internal Drainage Board and the Sustainable Drainage Engineer.
237. The Drainage Strategy Addendum details that, as requested by the technical consultees, the surface water drainage rate is to be calculated based on the proposed impermeable areas rather than the development area for the scheme as originally identified in the Flood Risk Assessment submitted and secured at outline stage (condition 16 of the outline consent).
238. Investigation carried out on site identified that the ground conditions are not suitable for infiltration and therefore all SuDS elements will discharge into the piped drainage system. All private driveways and parking areas will be of permeable paving construction, providing filtration and attenuation of surface water runoff, unless utility services or adoptable sewers will be present. Fin drains or perforated pipes will be positioned in the permeable subbase to collect surface water runoff and direct it into the piped network. Where permeable construction is not present run off from surface water will discharge into filter drains, bioretention areas or directly into a detention basin.
239. A pond is to be located at the final outlet into the Catch Water Drain to attenuate and treat runoff from the scheme and will be sized to accommodate any untreated runoff from the development. An underground storage tank has been proposed under the area of open space to provide attenuation of surface water, with the provision of an underground cellular storage tank maximising the useable potential of the open space. Above-ground storage has been incorporated in suitable locations via three detention basins, a pond and several bioretention areas.
240. The addendum notes that detailed surface water drainage proposals based on the strategy will be submitted with the requisite information to deal with condition 16 of the outline consent (surface water drainage).
241. The Old West Internal Drainage Board objected to the application on the grounds that the proposed flow rate stated in the flood risk assessment is based on the total site area which it should only take into account the impermeable areas to calculate the flow rate. As noted above, the Drainage Strategy Addendum provides these details, but no updated consultation response has been received following submission of the Drainage Strategy Addendum.

242. The Lead Local Flood Authority and Sustainable Drainage Engineer raise no objection to the proposed development, following the submission of the Drainage Strategy Addendum.
243. The Lead Local Flood Authority confirm that the details submitted demonstrate that surface water from the proposed development can be managed through the use of permeable paving, detention basins, bio-retention areas, a balancing pond and a below ground attenuation tank. Furthermore, they are supportive of the use of permeable paving, detention basins, balancing ponds and bio-retention areas as in addition to controlling the rate of surface water leaving the site they also provide water quality treatment which is of particular importance when discharging into a watercourse.
244. Both the Lead Local Flood Authority and Sustainable Drainage Engineer recommended conditions be imposed as part of any consent requiring a surface water drainage scheme for the site (based on sustainable drainage principles and the Surface Water Drainage Strategy Addendum prepared by Gyoury Self Partnership (St. Albans) LLP) along with a condition for the long term maintenance arrangements for the surface water drainage system.
245. Drainage is largely a matter dealt with at outline stage when establishing the principal of development, with reserved matters applications requiring supporting details to demonstrate that drainage can be dealt appropriately within the layout of the site. Outline consents would impose a condition requiring a detailed surface water drainage scheme for the site. It would not be appropriate to impose a condition requiring a full surface water drainage scheme as part of a reserved matters application. Reserved Matters applications would typically only impose a condition for the maintenance arrangements for surface water drainage where such a condition is absent from the outline consent.
246. In this instance, condition 16 of the outline consent requires the submission of a surface water drainage scheme, based upon the principles within the agreed Flood Risk Assessment and Drainage Management Strategy (as submitted at outline stage) by way of a pre-commencement condition. Part vii. of the condition requires full details of the maintenance/adoption of the surface water drainage system. Officers are therefore satisfied that an appropriate condition for both a scheme for surface water drainage and its maintenance have been imposed as part of the outline consent.
247. If the Flood Risk Assessment and/or the Drainage Management Strategy referenced in condition 16 of the outline consent are no longer applicable or appropriate to the development and have been superseded by a new drainage 'strategy' or 'principles', it would be necessary for the developer to submit a Section 73 application to vary the wording of condition 16 of the outline consent. This would be necessary to allow full details of a surface water drainage scheme for the site and its maintenance to be dealt with and discharged appropriately. If any required alteration were not made, then it may not be

possible to discharge the details of the condition, which would prevent works from commencing on site, being a pre-commencement condition.

248. The Lead Local Flood Authority also put forward two informatives relating to Internal Drainage Board Consent and Pollution Control, Officers consider it appropriate to include an informative for the information of the applicant that any person carrying out works on an ordinary watercourse in an Internal Drainage Board area requires Land Drainage Consent from the Internal Drainage Board prior to any works taking place, along with an informative for pollution control.
249. In terms of foul water drainage, no objection has been raised by Anglian Water or the Sustainable Drainage Engineer to the proposed development.
250. Condition 17 of the outline consent requires the submission of a scheme for foul water drainage by way of a pre-commencement condition. Full details will therefore be dealt with through a formal discharge of conditions application with relevant consultation with the technical consultees.
251. Officers also note that condition 18 of the outline consent required details of a scheme for the provision of pollution control of the water environment, which shall include foul and surface water drainage, by way of a pre-commencement condition.
252. Overall, and notwithstanding the initial objection from the Old West Internal Drainage Board, given the comments of Anglian Water, the Lead Local Flood Authority and the Sustainable Drainage Engineer, officers are satisfied that the proposal would accord with policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have an appropriate sustainable foul and surface water drainage systems and minimise flood risk.
253. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of drainage, noting the requirements of policy COH/2-2(e, f and g), and is considered acceptable on the basis of conditions attached to the outline consent.

Highway Safety, Management of Roads and Parking

254. The matter of access to the site was dealt with at outline stage with appropriate details secured through condition 4 of the outline consent, the approved plans condition, which included drawing number P16021-003E (Proposed Access Arrangement).
255. Conditions for a construction traffic management plan, nearby roundabout improvements, the provision of a footway/cycleway, a toucan crossing and widening of the existing footway and accesses to the site have all been secured by condition at outline stage in the interests of highway safety
256. The layout of the reserved matters application is consistent with the two points of access consented at outline stage.

257. Extensive discussions have taken place with the Local Highways Authority to ensure that the layout of the proposed development is constructed to an adoptable standard as far as practicable.
258. The Local Highway Authority has considered the layout of the site and found it acceptable in highway safety terms, requesting that drawing number 1005.0002.009 Rev D (Layout Geometries) be submitted as a standalone drawing and not appendix E of the Transport Assessment, to enable to drawing to be included within the list of approved plans.
259. The Local Highway Authority has stated that they would not seek to adopt the proposed development until the required information has been submitted and approved by the Local Highway Authority; the proposed swales will need to be managed by either the Parish Council or another body with a successor. The Highway Authority also note that they will not accept the use of a Management Company to maintain apparatus that directly relates to the drainage of surface water. Subject to the satisfaction of these details, the Local Highway Authority would seek to adopt most of the development.
260. The fact that the Local Highways Authority may not adopt the proposed development is not a highway safety issue, this arrangement is not unusual for schemes of this nature.
261. Officers consider it reasonable and necessary to impose conditions for details of the proposed arrangements for future management and maintenance of the proposed streets, visibility splays for each new car parking space, driveway falls and levels, driveway material and to include drawing number 1005.0002.009 Rev D (Layout Geometries) as an approved plan.
262. Subject to the recommended conditions, officers are satisfied that the development is acceptable in highway safety terms and would accord with policies HQ/1 and TI/2 of the Local Plan and paragraphs 108 and 110 of the NPPF.
263. In terms of car and cycle parking provision, each property would benefit from appropriate levels of off-road parking spaces (at least two in most instances), which would accord with policy TI/3 of the Local Plan. The Design and Access Statement details that each dwelling would benefit from cycle storage, but not precise details have been provided (beyond garage plans which could accommodate cycle storage). Officers therefore consider it reasonable and necessary to impose a condition requiring details of safe and secure cycle storage to ensure the development accords with policy TI/3 of the Local Plan in respect of cycle parking provision.
264. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the highway safety and parking provision.
265. Policy COH/2-2 of the Cottenham Neighbourhood Plan deals with large site design for schemes of more than 50 homes. Policy COH/2-2(h.ii.) requires large developments to address the matter of where beyond easy walking

distance of the centre, making provisions to reduce dependence on cars through segregated cycle-ways and footpaths and accessibility improvements within the village centre such as secure cycle parking, improved pavements and safer crossings.

266. Considerations for cycleways, footpaths and accessibility improvements are matters for outline stage, with several enhancements secured by condition as noted above. In respect of secure cycle parking a condition requiring details of safe and secure cycle storage is recommended to ensure appropriate provision is made for each unit within the site.
267. The proposal would therefore accord with policy COH/2-2 of the Cottenham Neighbourhood Plan in respect of secure cycle parking.

Residential Amenity

Neighbouring Properties

268. The properties with the greatest potential for impact from the proposed development are the existing properties to the south of the site on Rampton Road, nos.120 to 132A (evens), whose rear property boundaries abut the southern / south-western boundary of the site.
269. Paragraph 6.68 of the Council's District Design Guide details that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15 metres is provided between the windows and the property boundary; for two storey residential properties, a minimum distance of 25 metres should be provided between rear or side building faces containing habitable rooms, which should be increased to 30 metres, for 3 storey residential properties.
270. Plots 1 to 5 are located to the rear of nos.120 to 132A Rampton Road, where the existing and proposed dwellings would have a direct back to back relationship.
271. The two storey rear elevations of Plots 1 to 5 are located between approximately 14 metres and 16 metres from the site boundary and rear boundaries of nos.120 to 132A Rampton Road, which is broadly in accordance with the 15-metre guidance of the Council's District Design Guide.
272. The depth of the existing gardens of nos.120 to 132A Rampton Road from the main rear two storey rear elevations of these dwellings to their rear property boundary and site boundary are between approximately 14 metres and 15 metres. Officers note that there are single storey rear projections to several of these properties and some outbuildings. Officers also note that no.128 Rampton Road has planning consent for a first-floor side extension and dormer to the rear elevation granted in July 2019.
273. The arrangements of no.120 Rampton Road are also noted, as raised in a representation objecting to the proposed development. No.120 extends to the

rear from its main two storey form through a range of two storey, one and a half storey and single storey projections all the way to its the rear boundary. The main living room for no.120 is located within the rear portion of this range adjacent to the site boundary and contains openings on its north-western elevation; no openings are present on the north-eastern elevation which forms the boundary onto the application site. Concern has been raised about the loss of privacy to this area from Plot 2.

274. Plot 2 is sited approximately 14 metres from the boundary of the application site facing directly towards the rear elevation of no.122 Rampton Road. The distance between the south-west facing rear elevation of Plot 2, which contains first floor windows serving habitable rooms, and the north-west facing living room openings of no.120 Rampton Road, is approximately 21.5 metres.
275. Although this separation would not achieve the 25-metre separation distance set out in paragraph 6.68 of the Council's District Design Guide, the relationship between these openings is an angled / oblique one rather than a direct back to back relationship and therefore a lower separation can be accepted. Officers do not consider that the views afforded from Plot 2, given the oblique angles and degree of separation, would result in a significant loss of privacy to no.120 Rampton Road sufficient to sustain a refusal of the application.
276. Overall, the degree of separation afforded between Plots 1 to 5 and nos.120 to 132A Rampton Road is considered acceptable and to accord with the recommendations of the Council's District Design Guide and not to result in a significant loss of privacy.
277. Given the degree of separation and the orientation of the site, with the proposed dwellings located to the north of the existing properties on Rampton Road, the proposed development is not considered to result in significant harm by way of a significant overbearing impact or significant loss of light.

Future Occupiers

278. Consideration is also given to the amenities of the future occupiers of the site.
279. The internal layout of the site is such that it is not considered to significantly compromise the quality of amenity afforded to each property, noting the relatively spacious relationship between dwellings where back to back distances range from approximately 25 metres to 35 metres. Where properties have a rear to side relationship, which is a small proportion of the development, a good degree of separation is achieved by virtue of the spacious layout and low-density development.
280. The relationship between the existing properties of Rampton Road and the proposed development, notably Plots 1 to 5, has been detailed above. For these reasons, the existing properties are not considered to significantly compromise the quality of amenity afforded the proposed dwellings near to these existing properties.

281. Paragraph 6.75 of the Council's District Design Guide details that ideally each one or two bedroom house should have private garden space of 40sqm in urban settings and 50sqm in rural settings whilst each house with 3 bedrooms or more should have private garden space of 50sqm in urban settings and 80sqm in rural settings. Ground floor apartments should have a minimum of 10sqm private amenity space immediately outside their living accommodation, or use of a communal garden, where 25sqm is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3sqm, plus use of a communal garden, where 25sqm is allowed for each apartment.
282. Each property would benefit from a private amenity space which would meet or exceed the recommendations of the Council's District Design Guide. Upper floor apartments are all provided with a private balcony and use of a communal garden area.
283. In terms of the residential space standards and the internal quality of each unit, as detailed above the outline planning consent did not require the dwellings to be built to meet the residential space standards. However, officers acknowledge that 124 of the 147 properties within the development would meet or exceed national space standards (84% of the development). The 23 units which would not meet or exceed these standards, all of which are market units (house type B), only fail slightly of these standards on the basis of a slightly smaller level of built in storage than is required (rather than habitable areas such as bedrooms).
284. Officers therefore consider that the size of each unit would provide a high quality of amenity to the future occupiers of the site.

Conclusion

285. The proposal is considered to accord with policy HQ/1 of the Local Plan which requires development to protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight.

Heritage Assets

286. The nearest listed building to the site is Tower Mill, Rampton Road, a Grade II tower windmill (now a water tower) located approximately 170 metres south of the site. The western edge of Cottenham conservation area is more than 500 metres from the southern and eastern boundaries of the site. The Council's Historic Buildings Officer has commented that the Team have no comment to make on the application.
287. Given the degree of separation between the proposed development and the designated heritage assets, noting the scale two storey scale of the development being compatible with the existing two storey environment, the proposal is not considered to result in harm in heritage terms.

288. Officers note the comments of the Historic Environment Team. Archaeology was a matter for consideration at outline stage and was dealt with accordingly. Condition 15 of the outline consent secures a written scheme of investigation for an archaeological programme of works by way of a pre-commencement condition. It would not be appropriate to impose an archaeological condition as part of a reserved matters application.
289. Officers consider that the development accords with policy NH/14 of the Local Plan.
290. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the heritage.
291. Policy COH/1-2 of the Cottenham Neighbourhood Plan deals with heritage assets and states that development proposals which conserve or, where practicable enhance, designated heritage assets in the neighbourhood area (including the Conservation Area, Listed Buildings or Scheduled Monuments) will be supported.
292. The proposal would accord with policy COH/1-2 of the Cottenham Neighbourhood Plan.

Other Matters

Cambridgeshire County Councillors

293. Officers note that within point four of their 13-point objection, Cottenham Parish Council raise concern that County Councillors on the South Cambridgeshire District Council's Planning Committee have complex conflicts of interest.
294. At the Council's Planning Committee members are provided with the opportunity to make any appropriate declarations of interest.
295. Officers do not consider that the Parish Council's concern for the 'complex conflicts of interest' of Councillors is material to the officer assessment and recommendation of the reserved matters application.

Fire Hydrants

296. The comments of Cambridgeshire Fire and Rescue are noted. Condition 30 of the outline consent secures the submission of details of arrangements for fire hydrants.

Outline Application: Illustrative Masterplan

297. Reference is made by Cottenham Parish Council and third-party representations to the illustrative masterplan submitted at outline stage, including the provision of a footpath and cycleway connection to Lambs Lane via recreation ground, which are absent from the reserved matters application.

298. The illustrative masterplan was not listed as an approved document as part of the outline consent and therefore carries no weight. Furthermore, the footpath and cycleway connection referenced is outside of the red line boundary for the development and its provision was not secured by condition or through the Section 106 at outline stage.
299. No weight can be attached to the illustrative masterplan, its layout and what connections may have been shown for the purposes of the determination of the reserved matters application. Any provision of such a footpath and cycleway connection would need to take place outside of the outline and reserved matters applications for this development.
300. For reference purposes only, a copy of the illustrative masterplan submitted at outline stage is included in appendix 4.

Potential New Primary School Access Road

301. Concern has been raised by Cottenham Parish Council in point 10 of their 13-point objection to a potential access road from Rampton Road to the potential rearward extension of Cottenham Primary School.
302. Officers acknowledge that the proposed layout facilitates the potential for a new access road to Cottenham Primary School. However, this does not give rise to a material reason for refusal. The development is considered acceptable in layout and highway safety terms as detailed above.
303. Furthermore, the new road may or may not come forward if the school were to be extended and the new road would occur outside of the red line boundary of the application and is therefore not within the scope of this application. In turn this gives rise to concerns from Cottenham Parish Council that the extended primary school would potentially reduce the amount of land available for sport. Again, this concern relates to an area of land outside of the red line boundary of the application and therefore cannot be attached any weight in the assessment or determination of the application.

Renewables & Climate Change

304. The comments of the Council's Sustainability Officer are noted. Condition 28 of the outline consent secures the submission of a renewable energy statement while condition 29 secures a water conservation strategy. Therefore, such details will be dealt with through a formal discharge of conditions application(s) rather than the reserved matters application.

Sustainability of the Site

305. Concerns have been raised in relation to the bus service and the nearest 'frequent' bus stop to the site along with traffic generation from the site.
306. Matters relating to the sustainability of the site were dealt with at outline stage and are not details for consideration the reserved matters stage.

307. Officers also note that policy COH/1-5(i) refers to the provision of up-to-date communications infrastructure while policy COH/1-5(j) refers to new builds being within easy walking distance of the village centre. Policy COH/2-2(h) refers to public transport and accessibility enhancements (i.e. footpaths, cycleways).
308. Again, these are details for the outline stage, with several highway improvements secured by the outline consent conditions and within the Section 106. The application is therefore not in conflict with the policies COH/1-5(i) and (j) or Policy COH/2-2(h) of the Cottenham Neighbourhood Plan.

Third Party Comments

309. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
310. Concern is raised regarding the protection for boundary walls. Such matters would be covered by the party wall act.

Planning balance and conclusion

311. For Officers acknowledge that the proposed development would result in some conflict with policies COH/1-1(a.c) and COH/1-5 of the Cottenham Neighbourhood Plan. However, the conflict identified, and the extent of that harm, must be weighed against the benefits and positive design responses of the scheme.
312. The site is a relatively spacious and low-density development, appropriate to its rural edge of village location, placing a large central green at the heart of the new development. Being a slightly more 'detached' development from the main village, the site is afforded the opportunity to both respond positively to the design characteristics of the existing village while also creating its own legibility and architectural pattern.
313. The proposed development provides a high quality and spacious development which incorporates a variety of bespoke house types that has a contemporary appearance which aims to create a 21st century identity for the site, while drawing on design characteristics and architectural details from the existing village. The development incorporates large amounts of soft landscaping and additional tree planting, which are well integrated within the site. Les King Wood, the north-western boundary of the site and Local Green Space, is to be significantly enhanced and made more accessible because of the development.
314. The development provides a high-quality level of amenity to the future occupiers of the site as 124 of the 147 properties (84%) would meet or exceed national space standards, although not required by planning policy. 113 of the 147 properties (77%), including all affordable units, would be built to accessible and adaptable dwellings M4(2) standard, beyond the 5% requirement of policy

H/9(4) of the Local Plan. Each property is afforded a generous area of private amenity space (and in some cases also a communal area), which meet or generally exceed the recommendations of the Council's District Design Guide.

315. Taken collectively, these factors (and those detailed throughout this report) would accord with policy requirements from both the Cottenham Neighbourhood Plan and the South Cambridgeshire Local Plan along with guidance from the Cottenham Village Design Statement and District Council's District Design Guide SPDs.
316. The development of the site would also result in the provision of 147 dwellings towards the Council's 5-year housing land supply and the erection of 59 affordable units to help meet an identified local need.
317. Officers consider the reserved matters including the layout, scale, appearance and associated landscaping to be acceptable and that the benefits and positive design responses of the scheme outweigh the limited harm identified and the associated conflict with elements of the Cottenham Neighbourhood Plan. The proposal would provide a high-quality scheme which would make a positive contribution to the local and wider context of the site and the character of the area, responsive to its edge of village location, providing a good level of amenity to the future occupiers of the site.
318. For the reasons set out in this report, officers consider the reserved matters to be acceptable, on balance, in accordance with the relevant policies in the South Cambridgeshire Local Plan and Cottenham Neighbourhood Plan and associated Supplementary Planning Documents.

Recommendation

319. Officers recommend that the Planning Committee approves the application subject to conditions.

Conditions

- a) The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Layout Plans
P100 (Location Plan)
P120 Rev E (Masterplan)
P201 Rev C (Extract Masterplan 1/3)
P202 Rev E (Extract Masterplan 2/3)
P203 Rev E (Extract Masterplan 3/3)
P205 (Maisonette Layouts)
1005.0002.009 Rev D (Layout Geometries)

Floor Plans & Elevations
P300 (House Type A)
P301 (House Type A1)

P302 (House Type B)
P303 (House Type B1)
P304 (House Type C1)
P305 (House Type E1)
P306 (House Type F1)
P307 (House Type G1)
P308 (Maisonette I1)
P309 (Maisonette J1)
P310 (Single & Double Garage GA Plans & Elevations)
P311 (House Type B2 – Plot 47)

Ecology and Landscape Plans & Documents

2306 01 N (Landscape Masterplan)

2306 30 D (Detailed LEAP Proposals)

Ecological Precautionary Working Methodology Rev C (Middlemarch Environmental, March 2020)

Woodland Management Plan (Middlemarch Environmental, March 2020)

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

- b) No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- c) Notwithstanding the approved plans, no development above slab level shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Details of all windows and doors, surrounds, heads and cills at a scale of not less than 1:20.
- ii) Details of eaves, verges, soffits and fascia at a scale of not less than 1:20.

The development shall be constructed in full accordance with the approved details.

(Reason - To ensure the high-quality appearance of the development and to ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- d) No development above slab level shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.

(Reason - To provide for the screened storage of refuse in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- e) No development above slab level shall take place until details of the substation next to Plot 64 and the pumping station opposite Plot 71 (including scaled plans and elevations of any structures and enclosures), have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory and to protect the amenities of neighbouring properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- f) No development above slab level shall take place until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a Private Management and Maintenance Company has been established).
(Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan and paragraphs 108 and 110 of the National Planning Policy Framework).
- g) Prior to the first occupation of the dwellings hereby permitted, a scheme for covered and secure cycle parking shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018).
- h) Prior to the first occupation of the dwellings hereby permitted, and pursuant to condition 11 of the outline permission, a scheme for hard or soft landscape features along the edge of Les King Wood, to reinforce public views towards All Saints Church, Cottenham (as identified by vista 2 in the Cottenham Neighbourhood Plan) shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.
(Reason - To ensure the layout of the development is satisfactory and recognises the Rampton Road vista in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and policy COH/1-1(a.c) of the Cottenham Neighbourhood Plan).
- i) Prior to the first occupation of each dwelling, two 2.0 x 2.0 metres visibility splays be provided. The splays shall be included within the curtilage of each new car parking space that is to exit directly onto the proposed carriageway/footway. One visibility splay is required on each side of the access. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the highway in perpetuity.
(Reason – To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)

- j) All accesses including driveways shall be constructed so that their fall and levels are such that no private water from the site drains across or onto the proposed carriageway/footway.
(Reason – To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)
- k) All accesses including driveways shall be constructed using a bound material to prevent debris spreading onto the proposed carriageway/footway.
(Reason – To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)

Informatives

- a) This site falls within the Old West Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.
- b) Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

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 Plan 2018
- Cottenham Neighbourhood Plan Referendum Version (February 2020)
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: S/4207/19/RM, S/2876/16/NMA1, S/3551/17/OL, S/2876/16/OL and S/2828/16/E1.

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5th August 2020

Re: S/4207/19/RM Land north of Rampton Road, Cottenham

Cottenham Parish Council has considered the latest “Reserved Matters” application by This Land Limited, the commercial development subsidiary of Cambridgeshire County Council and recommends refusal. We have identified below a number of ways in which the proposition has deteriorated since the refusal of the original application and on which the Appeal Inspector, when granting outline permission wrote:

”19 With control that exists in relation to scale, layout, appearance and landscaping I have no doubt that a well-designed permeable housing development that has proper regard to the guidance contained within the supplementary planning document, ‘*Cottenham Village Design Statement*’, and which complements the village could be achieved.”

On the basis of these shortcomings, the adoption of SCDC’s Local Plan and the significant weight which must now be given to Cottenham’s pre-referendum Neighbourhood Plan **whose scheduled referendum in March 2020 was** postponed in line with the [Local Government and Police and Crime Commissioner \(Coronavirus\) \(Postponement of Elections and Referendums\) \(England and Wales\) Regulations 2020](#) until 6 May 2021. Since the Local planning authority has issued a decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan can be given significant weight in decision-making, so far as the plan is material to the application.

The policies in Cottenham’s Neighbourhood Plan, which includes extracts from Cottenham’s Village Design Statement, have been shown by the NP Examiner as not in conflict with the strategic policies in SCDC’s adopted Local Plan and compliant with the National Planning Policy Framework therefore, these together should be treated as the basis of this determination, taking precedence over other policies.

Representatives from the Parish Council have met the developer and architects on several occasions and made some minor adjustments to the Neighbourhood Plan in an attempt to evolve a mutually-acceptable solution. Nevertheless, the developer is still attempting to squeeze around 150 houses into a red –line site some 2 hectares smaller than that for which outline permission was obtained; a constraint that has prevented the developer from living up to the Appeal Inspector’s aspiration, expressed in paragraph 19 of his report.

We have identified thirteen flaws that exacerbate the challenge and support a refusal of this application and proposed some mitigations that, if implemented, could make the application compliant with the NP and therefore acceptable.

Flaws

- 1) **Although not mandatory**, it is usual for the red line boundary, substance and planning conditions attached to a successful appeal for outline planning permission to be closely aligned with those in a subsequent application for approval of Reserved Matters on the same site. Within the context of the original red line boundary, the Appeal Inspector stressed the importance of the Cottenham Village Design Statement when he wrote:

“19 With control that exists in relation to scale, layout, appearance and landscaping I have no doubt that a well-designed permeable housing development that has proper regard to the guidance contained within the supplementary planning document, ‘*Cottenham Village Design Statement*’, and which complements the village could be achieved.”

This application is for essentially the same number – 154 - of houses that were refused by SCDC under S/2876/16/OL on a red line site that was over 2 hectares larger in area than that proposed here.

- *The constricted red line site puts pressure on house location, protection of a key vista in Cottenham’s Neighbourhood Plan (which also featured in SCDC’s initial refusal of outline permission here) and arrangements for safe management of surface water, especially along the edge of Les King Wood, which became protected Local Green Space in Cottenham’s Neighbourhood Plan.*

- 2) **The Appeal Inspector** included, within condition 4, reference to three “approved plans” which formed the basis of his ruling - G5586.012, G5586.013 (both related to the original larger red line boundaries) and P16021-003E (a site masterplan, also within the original larger red line boundaries, including a substantial area of Public Open Space contiguous with the existing Sports provision), albeit “only in respect of those matters not reserved for later approval.” It is inconceivable that the Appeal Inspector, in coming to conclusion 19 above was not influenced by the layout shown in P16021-003D/E.

- *The restrained red line site also reduces the land available for retention as public open space adjacent to the existing sports pitches at the Recreation Ground – as shown, albeit not very clearly, in the appeal drawing P16021-003D/E which included the masterplan in the original refused application – and a much larger contiguous public open space.*

- 3) **Although the Appeal Inspector gave minimal weight** to either the then unadopted SCDC Local Plan or pre-examination Cottenham Neighbourhood Plan, he gave substantial weight to Cottenham’s Village Design Statement as an adopted Supplementary Planning Document, without mentioning the District Design Guide, also a SPD:

"19 With control that exists in relation to scale, layout, appearance and landscaping I have no doubt that a well-designed permeable housing development that has proper regard to the guidance contained within the supplementary planning document, 'Cottenham Village Design Statement', and which complements the village could be achieved."

Unfortunately the proposed design and layout of the site demonstrates little regard to the policies of the Village Design Statement and even less to the policies in the more recent Cottenham Neighbourhood Plan, which draws many "village design" principles from the Supplementary Planning Document. The Neighbourhood Plan has, according to HMG, to be given significant weight following successful examination and approval to proceed to referendum, a stage thwarted by the Coronavirus legislation postponing elections and referenda until 2021.

- *The proposed design and layout appears to give too much weight to the urban "look and feel" proposed by SCDC's District Design Guide, however Cottenham was one of the first villages in England to produce a Village Design Statement which was eventually adopted by SCDC as a Supplementary Planning Document. Many principles in the document were drawn into Cottenham's Neighbourhood Plan, whose policies should be "given significant weight in decision-making, so far as the plan is material to the application". In this case, the village-oriented policies COH/1-5 should pre-empt those of the more urban-focused District Design Guide, especially as the Appeal Inspector paid no regard to the latter.*

4) **Cambridgeshire County Council** retains a strong financial interest in the site and its development. This Land, CCC's wholly-owned subsidiary and the applicant here, has – excluding Les King Wood - only acquired some 8.76 hectares of the original 10.81 hectare red line appeal site, leaving over 2 hectares in the ownership of the County Council, presumably as a base for expanding the Primary School in Lambs Lane. Safety issues arising from that expansion necessitate an alternative site entrance and, a need to retain freehold land to trade against leased land to be "re-possessed". County Councillors on the SCDC Planning Committee have complex conflicts of interest between these various proposals.

- *There have been reports on the difficulties faced by Planning Authority decision-makers attempting to make proper determinations when faced by intense lobbying, pressures to correct 5-year land supply deficiencies, and conflicts of interest with other public roles. In this case, any County Councillor must be aware of the financial pressures on the County Council which have forced them to assume the role of a speculative developer in order to convert the capital value of land-holdings into future income to repay debt and maintain services. Some may also be involved with provision of education services or overly concerned to maintain SCDC's 5-year land supply.*

5) **The proposed layout** is not dissimilar to that originally proposed in the refused S/2876/16/OL application which had fewer houses along the perimeter of Les King Wood and even had a relatively non-invasive route for a rear access to the putative Primary School expansion and, albeit only in the Design & Access storybook, a footway to the Community Facilities and Lambs Lane. That layout, the only one available to the Appeal

Inspector, could have been refined, parties willing, into an acceptable layout and solution if some houses were removed from the southern extreme of the site.

- *The constrained red line site puts pressure on house location and prevents linking the application site to the rear of the expanded Primary School without cutting through playing fields, creating a safety hazard for young people enjoying sport and wasting invaluable sport space by avoidable road development.*

6) **The proposal blocks vista 2** to our Grade I Listed Building identified in policy COH/1-1a in Cottenham's pre-referendum Neighbourhood Plan - similar to a reason for refusal of the more open design in the original application for outline permission.

- *The restrained red line site puts pressure on house location and protection of a key vista in Cottenham's Neighbourhood Plan (which also featured in SCDC's refusal of outline permission).*

7) **The design and layout** conflicts with Cottenham's Village Design Statement and policy COH/1-5a, b, c, and d which is a derivative of it, intended specifically to apply lessons learned from previous new build projects in Cottenham in order to conserve the character of the village as explained in the Neighbourhood Plan and the E8 and E12 Evidence Papers prepared in its support.

In the south of the site, the second tier of 11 houses (street scene 4 – a run of five near-identical houses, each with unusually steep pitches on garage roofs followed by another run of five near-identical houses with unusually steep pitches on both house and garage roofs followed by a singleton), are uncharacteristic of Cottenham designs (NP policy COH/1-5b,c), and prevent a larger area being available for public open space contiguous with the existing sports facilities (NP policies COH/4-1 and COH/4-4). These tall houses, being out of character and close to established ones are a particular concern when they become even more overbearing when their relative height is increased by the inevitably higher datum of the new properties as a result of land recovered from site groundworks being re-distributed around the site.

Around Ramphill Farm, 3 blocks totalling 10 maisonettes (street scene 2) and the redundant stub "road to nowhere", which are also out of character with Cottenham village character (NP policy COH/1-5b,c), and prevent a better configuration of public open space (NP policies COH/4-1 and COH/4-4), especially when the adjacent County Council hectare becomes available if/when the Primary School expands onto Parish Council leased land.

- *The restrained red line site puts pressure on house location, protection of a key vista in Cottenham's Neighbourhood Plan (which also features in SCDC's initial refusal of outline permission here) and site layout, which although improved from previous attempts, retains too many areas of "sameness" by having too many near-identical house designs (ridge heights, plot widths, building lines and site positions).*

8) **Les King Wood** was planted some 20 years ago. This woodland was planted in February 2000 on a site owned and managed by Cambridgeshire County Council to improve the environment for wildlife and the landscape for local people. It was named the 'Les King

Wood' in memory of Les King, a much respected forestry contractor who lived in the village of Cottenham and planted many woodlands and hedges in Cambridgeshire. The main aims (say Cambridgeshire County Council) of this wood are "to enhance the long-term appearance of the landscape, and to create a quiet place to enjoy walks along the rides meandering through the woods and glades. A variety of mixed broad-leaved species of tree have been planted such as Oak, Ash, Alder, Wild Cherry, Crab Apple, Hornbeam and Field Maple as well as many woody shrubs."

Although rejected as Local Green Space in the adopted SCDC Local Plan due to it being disconnected from the village at the time, recent developments, especially the Gladman / Redrow site on the opposite side of Rampton Road and its recent connection via a bridleway to Broad Lane, have brought it into a well-connected position in the village's green infrastructure. Cottenham's Neighbourhood Plan includes most of it as Local Green Space, a recommendation accepted by the NP Examiner. The wood is already Public Open Space in all but name and this development proposal risks compromising its availability by locating a substantial SUDS within its boundary.

- *The smaller red line site puts pressure on house location, protection of a key vista in Cottenham's Neighbourhood Plan (which also featured in SCDC's initial refusal of outline permission here) and arrangements for safe management of surface water, especially along the edge of Les King Wood, which became Local Green Space in Cottenham's Neighbourhood Plan.*

9) **Drainage** is a serious issue around Cottenham. The Cottenham Lode transports surface water from developments to the southwest of the village, including Northstowe and parts of the A14, across the northern part of the Parish and into the Great Ouse, or Old West River as it is known locally. That drainage system is already being compromised by failure, despite planning conditions, to complete the protective telemetry and legal agreements that would safely divert high level flows from Northstowe Phase 1 and 3A into an Old West Internal Drainage Board main drain when the Cottenham Lode is already in flood. Other recent developments in and around Cottenham have flood outflows into old low-lying ditches and drains which ultimately rely on the pumping stations of the Old West Internal Drainage Board to keep their water levels low and avoid flooding the village. This proposal is no different. The runoff from the sandy-clayey site is proposed ultimately to use the adjacent Catchwater Drain which is connected to the IDB's Queenholme Pumping Station. However, the design calculation seems to have been misled by "local authorities" (Surface Water Drainage Strategy Addendum); contradicting the Appeal Inspector's condition 16 by instructing the engineers to use only impermeable land in the run-off calculation despite knowing that the permeable land does not support infiltration. The design itself is necessarily complex to manage even these lesser flows and will be almost impossible to maintain given the nature of the soil as is well known to users of Les King Wood or the 3rd Field. There is insufficient space to install adequate surface water retention and release capacity to slow run-off flows down to the 1.1 litres per second per hectare required by the IDB's system without seriously compromising Les King Wood. In addition, there is no

agreement with the IDB to accept that run-off into a system that may already be compromised by the uncontrolled Northstowe outflows identified above. An effective design may require much more of Les King Wood – now Local Green Space in Cottenham’s Neighbourhood Plan – to be consumed by the Sustainable Urban Drainage System.

- *The constrained red line site puts pressure on house location and arrangements for safe management of surface water, especially along the edge of Les King Wood, which became Local Green Space in Cottenham’s Neighbourhood Plan. Currently there are serious doubts over the adequacy of the design – both in capability and maintainability, risk involved should the site be abandoned when only partly developed with an incomplete and or ineffective SUDS, and, in the long run, the SUDS becoming ineffective due to clogging by the sandy/clayey soil or in the absence of a long-term maintainer. Planning conditions previously imposed on Brenda Gautrey Way, Tenison Manor, Racecourse View and others have not been adequately enforced undermining local trust in the enforcement regime.*

10) **Access Road from Rampton Road** to the proposed rearward extension of Cottenham Primary School. This was proposed, including several alternative sites, and investigated during development of the Cottenham Neighbourhood Plan but removed prior to examination due to residual doubts over its extent and location. However, it has recently been confirmed by Cambridgeshire County Council that their intention is to extend the site rearward into land which is currently leased by Cottenham Parish Council, potentially reducing the amount of land available for sport. In addition, because of safety concerns over increased traffic an expansion would bring to Lambs Lane, This Land has been required to show a “stub” road headed towards the potential extension despite such stub roads normally being objected to by County Highways unless there is a clear purpose and onward connection (as in the case of “permeability” between the nearby Persimmon and Redrow sites in Cottenham). It is notable that 1 hectare of the reduction, between the redline boundaries at appeal and now, arises from Cambridgeshire County Council’s retention of 1 hectare that potentially links the application site and the land leased to Cottenham Parish Council. This Land misleadingly (Design & Access addendum p25) shows how a full-size 11 v 11 football pitch might be integrated into this 1 hectare into Cottenham’s sports provision without showing the effects of the intersecting road.

- *Withholding the 1 hectare achieves several things – at a cost. It underwrites the possibility that the application site can be connected to the future Primary School extension, subject to planning permission, and might also form the basis of the required “land swap” should part of the leased 3rd Field be taken for the school extension. However a full 5.1 metre road plus footways and fences etc. as insisted on by County Highways for the Recreation Ground access road upgrade, would encroach considerably onto the land available for the required 11v11 pitch, as would the FA’s stipulated additional 3 metre “respect” space along the touchlines. The indicative layout shown on page 25 of the Design & Access addendum statement is misleading by implying there*

would be space for such a 11 v 11 pitch. The road, in this position would necessarily cross land designated as Local Green Space.

- 11) **Reconfiguring sports fields** is an expensive proposition, made even more expensive if intensification of use (all-weather surfaces, flood-lighting) is necessary due to reduced area being available to serve a larger population. As Cottenham grows from today's 6,400 residents to around 8,000 following the recent permissions; and the constraints on space proposed by this development, an all-weather multi-use area will be needed close to the pavilion (so as to avoid surfaces being contaminated with mud). The proposed Public Open Space in the south of the development is not large enough to support, say a 11v11 and a 3-court netball arena, both of which are necessary additions supported by s106 funding agreements.
- *The restrained red line site puts pressure on house location and reduces the land available for retention as public open space adjacent to the existing sports pitches at the Recreation ground – as shown, albeit not very clearly, in the appeal drawing P16021-003D/E which reflected the masterplan in the original refused application.*
- 12) **Boundary treatment** This Land is proposing to remove a considerable amount of established hedgerow, replacing it with close-boarded fencing to secure the site perimeter. This conflicts with policy NH/4 in SCDC's adopted Local Plan and the commitment in the biodiversity enhancement strategy (page 9) to retain this hedgerow throughout the development. The hedgerows are considered to be a "Habitat of Principal Importance". The retention of hedgerows will continue to provide a wildlife corridor for commuting bats as well as habitat for birds and invertebrates.
- *The restrained red line site puts pressure on environmental protection in conflict with Local Plan policy NH/4.*
- 13) **Status of the POS** it is not clear how much Public Open Space will be retained on-site and how and on what basis this will be maintained and available for public use, especially:
- Les King Wood which, although sold to This Land Limited has been regarded as part of Cottenham's public open space since its inception in 2000. Inclusion in Cottenham's Neighbourhood Plan as Local Green Space and recent connection via bridleway to Broad Lane elevated its local importance and much of it was granted protection as Local Green Space in the Neighbourhood Plan.
 - The land towards Rampton Road, identified as possible POS is too small for effective use in an all-weather upgrade for more intensive use. Reducing the number of houses from areas 4 and 2 of the Design & Access addendum would help considerably.
 - *The original, 2 hectare larger redline site was refused permission for 154 houses despite being better laid out and more conformant with Cottenham's Neighbourhood Plan than the current proposal. The restrained red line site puts pressure on house location and reduces the land available for retention as public open space, especially adjacent to the existing Sports pitches at the Recreation ground – as shown, albeit not very clearly, in*

the appeal drawing P16021-003D/E which reflected the masterplan in the original refused application.

Mitigation has to involve a considerable reduction in the number of houses being proposed adjacent to the existing playing fields, especially the “out of character” ones in the south of the site, parallel to existing houses on Rampton Road, those adjacent to Ramphill Farm and some relocated nearer to Les King Wood without compromising the key vista.

It should also involve earliest engagement with the County Council to secure a non-invasive access route to a school extension and shorten the walking distance into the village by the necessary land exchanges or permissions.

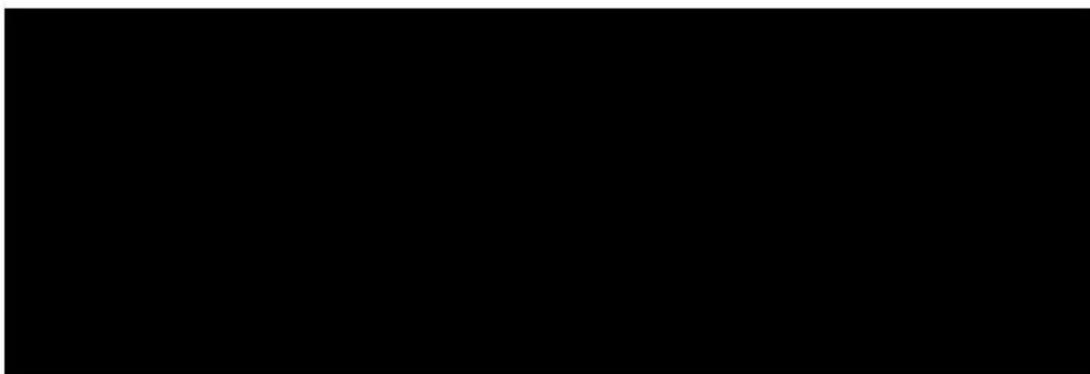
- The issues of potential conflict of interest arising from either County or District Council priorities can, given the substantial change in “red line area”, only be properly dealt with by referral to a neutral Planning Inspector following SCDC refusal of this application and a presumed appeal by the applicant.
- Some of the issues raised can be mitigated, as has been suggested earlier, by a reduction in the number of houses proposed on the site, particularly in three areas:
 - in the south of the site, removal of the second tier of 11 houses (street scene 4 – a run of five near-identical houses, each with unusually steep pitches on garage roofs followed by another run of five near-identical houses with unusually steep pitches on both house and garage roofs followed by a singleton), which are uncharacteristic of Cottenham designs, to conserve village character (NP policy COH/1-5b,c), and facilitate a larger area being available for public open space contiguous with the existing sports facilities (NP policies COH/4-1 and COH/4-4). These tall houses, being out of character and close to established ones are a particular concern when they become even more overbearing when their relative height is increased by the inevitably higher datum of the new properties as a result of land recovered from site groundworks being re-distributed around the site.
 - around Ramphill Farm, removal of 3 blocks totalling 10 maisonettes (street scene 2) and the redundant stub “road to nowhere”, which are also out of character with Cottenham designs, to conserve village character (NP policy COH/1-5b,c), and facilitate a better configuration of public open space (NP policies COH/4-1 and COH/4-4), especially when the adjacent County Council hectare becomes available if/when the Primary School expands onto Parish Council leased land.
 - along the edge of Les King Wood, relocation or removal of up to 20 houses (street scene 6), which are out of character with Cottenham designs requiring more variety of ridge height and building line, to conserve village character (NP policy COH/1-5b,c), and restore the vista (NP policy COH/1-1a vista 2) through to the Grade I listed All Saints Church and allow more space, albeit with some

tree loss, for proper drainage systems (NP policy COH/2-2e) without destroying Les King Wood – a Local Green Space (NP policy COH/1-7, SCDC policy NH/14).

- The boundary treatment around the site should be secure against informal pedestrian access and based, wherever possible on existing hedgerow to protect a wildlife “habitat of principal importance” for commuting bats, birds and invertebrates (SCDC policy NH/4).
- The design of the surface water management system should be independently assessed to give confidence to Cottenham Parish Council and the community; it should (NP policies (COH/2-2e,f,g) be:
 - independently assessed for efficacy, including the correct calculation basis (inclusion of all developed land) and maintainability, and
 - reviewed to ensure arrangements are in place for the situation if and when building works, having started, are paused or stopped leaving a partially developed site with compromised SUDS, and
 - established that a formal permission for outflow has been obtained from the Old West Internal Drainage Board, and
 - verified that a viable contract is in place with an enduring party for maintenance of the SUDS in perpetuity. (COH/2-2e,f,g)
- The adequacy and ownership status of the Public Open Space near the Sports Pavilion must be verified (NP policies COH/4-1 and COH/4-4 and supporting Evidence Paper E4).

Recommendation In the absence of adequate mitigations, Cottenham Parish Council requests that the application S/4207/19/RM is refused.

Prepared on behalf of Cottenham Parish Council



Frank Morris BSC (Eng) ACGI CEng FIET
Chair
Cottenham Parish Council

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Appendix 2

2.0 Site Analysis

2.4 Site Ownership and Immediate Context

The site has an area of approx. 14.76 ha / 36.5 Acres of predominantly agricultural land to the north-west of the village of Cottenham. Along the north-western boundary of the site, there is the substantial 'Les King Wood', a semi-mature woodland planted in 2001. The wood separates the site from the Catch Water Drain and Little North Fen beyond. The south-western boundary of the site is defined by Rampton Road, Ramphill Farm and residential dwellings at 120 to 132 Rampton Road.



[Above]: Plan showing area of land removed from RMA vs outline consent



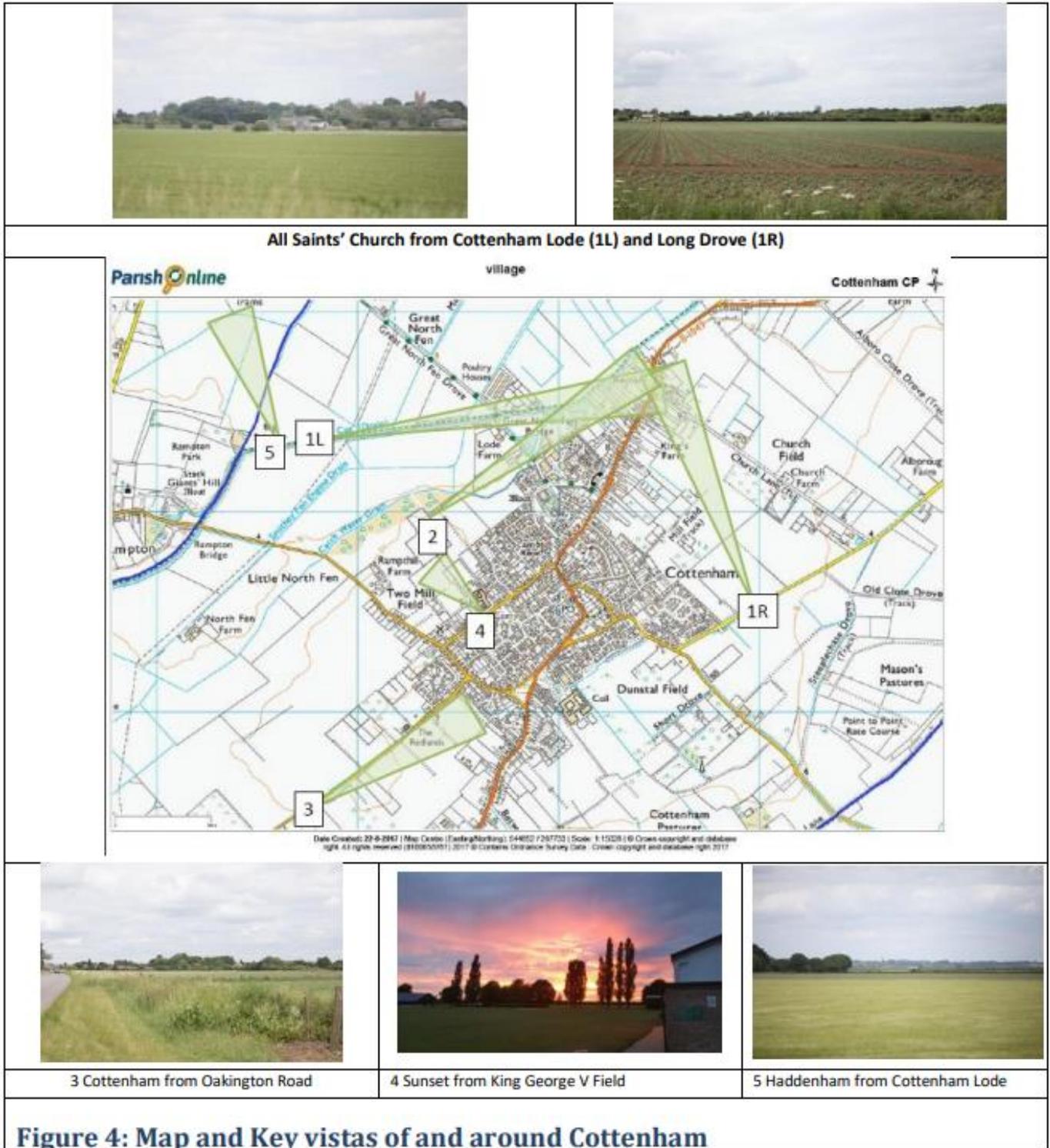
The reason for the difference in boundary from that given at the time of the outline consent to the reserved matters application is because after the outline consent for 154 units was granted the current land owner, Cambridgeshire County Council (CCC) decided to retain some of the land to be used for the future school extension and also retain land that would be leased to Cottenham Parish Council (CPC). The retained land to be leased to CPC was required due to an existing lease arrangement which meant CCC or successor in title would have to re-provide land to CPC should any of their existing land be allocated for development.

[Main]: Google aerial plan showing site dimensions.

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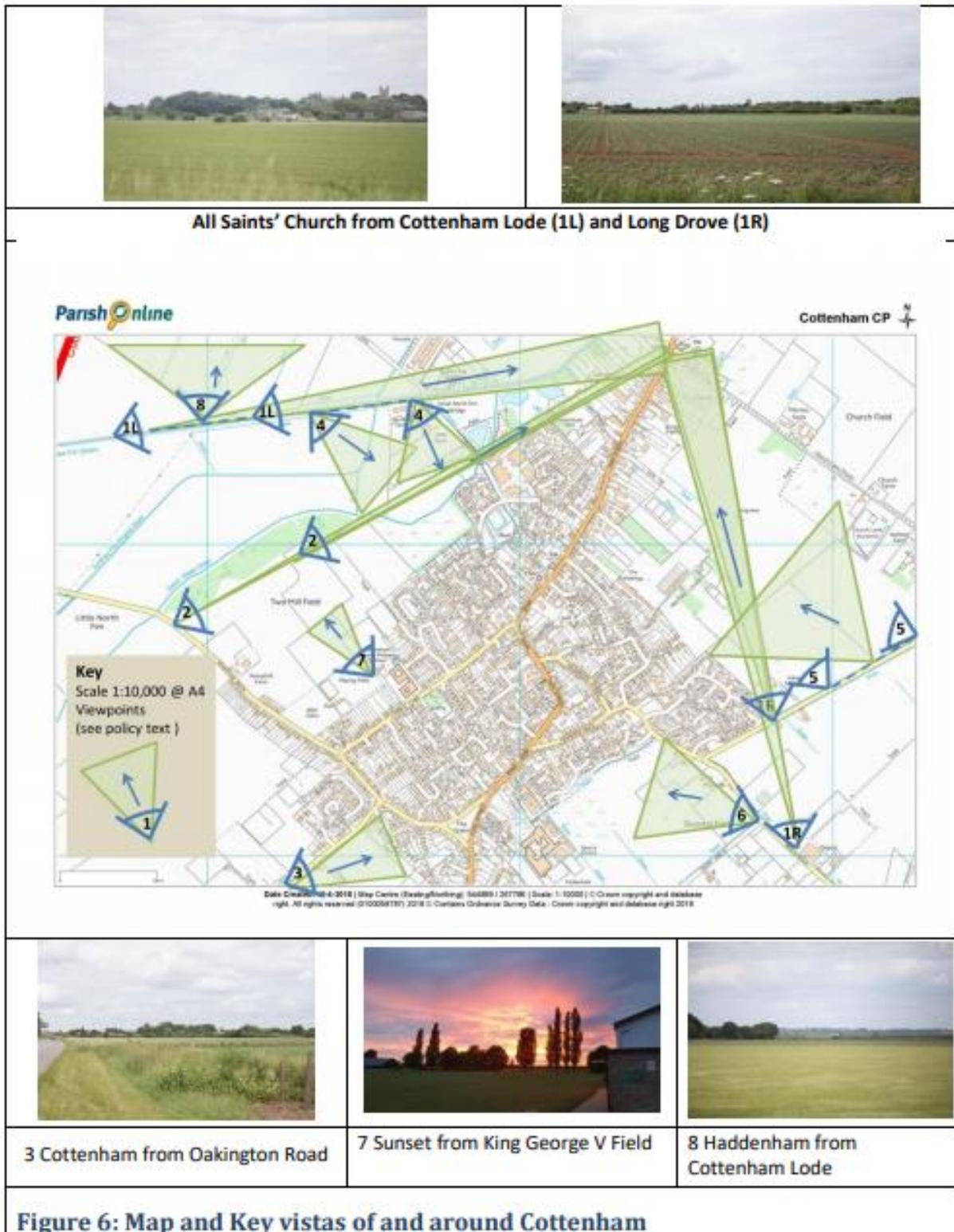
**Cottenham Neighbourhood Plan Pre-submission Draft Plan
version 3.1a (October 2017)**

Policy C/1: Landscape Character Extract - Vistas



Cottenham Neighbourhood Plan Pre-submission Plan (June 2018)

Policy C/1: Landscape Character Extract - Vistas

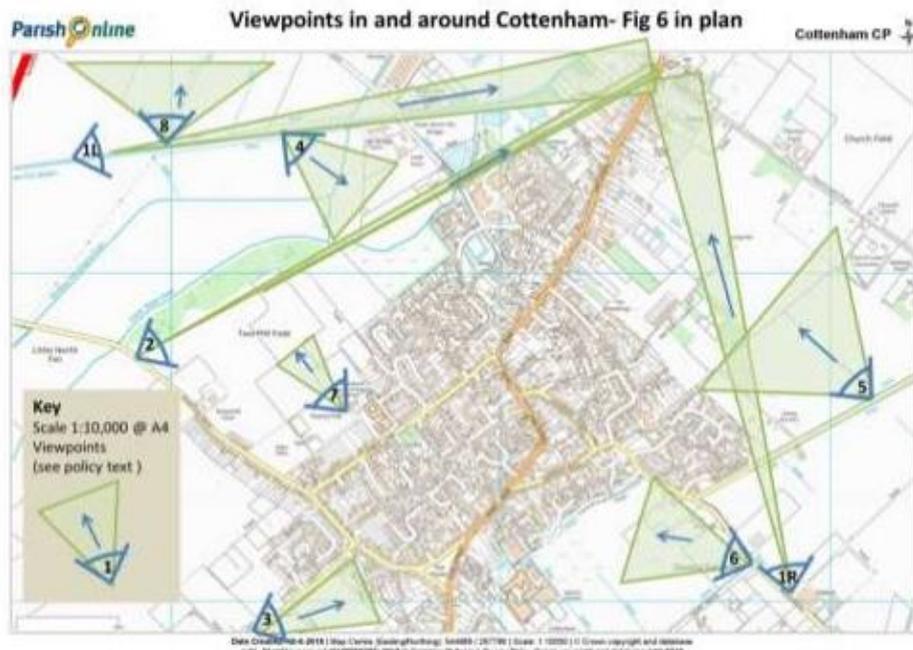


Cottenham Neighbourhood Plan Referendum Version (February 2020)

Policy COH/1-1: Landscape Character Extract - Vistas



All Saints' Church from Cottenham Lode (1L) and Beach Road (1R)



Cottenham from Oakington Road (3); Sunset from King George V Field (7); Haddenham from Cottenham Lode (8)



Figure 6: Map and Key vistas of and around Cottenham

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- KEY:
-  Planning application boundary
 -  Relocated recreation provision
 -  Proposed residential development
 -  Proposed landscaping



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- 1** Access points from Rampton Road into development inclusive of 3m footpath cycleway.
- 2** Improved shared footpath cycleway on Rampton Road.
- 3** Dwellings fronting Rampton Road.
- 4** Potential road link to the recreation ground.
- 5** Relocated recreation provision (3.4 hectares) allowing for additional football pitch. Illustrative plan details 5 full size FA standard football pitches, 1 Rugby Pitch, Cricket Oval and Square.
- 6** Green Space and Potential Sustainable Drainage System (SuDS).
- 7** Play Area, Locally Equipped Area for Play (LEAP)
- 8** Possible locations for drainage attenuation pond.
- 9** Footpath cycleway link between development and Les King Wood. Improved accessibility for all around Les King Wood.
- 10** Future proofed road, footway and cycle access to potential land for education expansion.
- 11** Potential for shared cycleway footpath link to Lambs Lane.
- 12** Potential future link to PRoW running alongside Cottenham Lode.
- 13** Improvement to existing boundary trees and hedgerow

Drawing information
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Rev	Description	Drawn	Approved	Date

TEP Genesis Centre
 Birchwood Science Park Warrington
 WA3 7BH
 Tel 01925 844004
 Fax 01925 844002
 e-mail tep@tep.uk.com

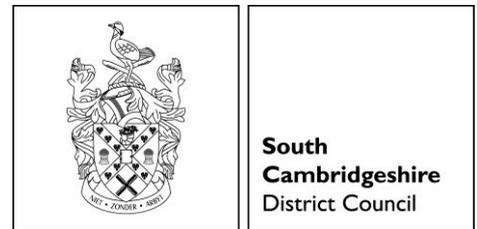
Project
Rampton Road, Cottenham
 Client
Cambridgeshire County Council

Drawing Title
Drawing 5 - Illustrative Masterplan

Drwg No D5586.003.02	Date 20.10.16	Revision 01
Scale 1:1500@A1	Checked SM	Approved SM
Drawn MF		

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Agenda Item 7



9 September 2020

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

S/4057/19/OL – Harston

(Tanner and Hall Ltd, Station Road)

Proposal: Outline planning permission for the demolition of existing buildings and provision of up to 16 dwellings up to 120sq.m of office accommodation, access, public open space and landscaping (including details of access and with all other matters reserved)

Applicant: Axis Land Partnerships Ltd.

Key material considerations:

- Principle of Development in the Green Belt
- Loss of Employment
- Location and Scale of Residential Development
- Housing Density
- Housing Mix
- Affordable Housing
- Developer Contributions
- Character and Appearance of the Area
- Heritage Assets
- Trees and Landscaping
- Biodiversity
- Highway Safety
- Flood Risk
- Neighbour Amenity
- Very Special Circumstances

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: 11 September 2020

Application brought to Committee because: At the request of the Local Member

Presenting officer: Karen Pell-Coggins, Senior Planning Officer

Executive Summary

1. The proposal seeks the erection of up to 16 dwellings and an employment building on the Tanner and Hall roofing merchant site which is previously developed land located outside the Harston development framework and in the Green Belt and countryside.
2. The proposal, as amended, is considered to represent inappropriate development that is, by definition, harmful to the Green belt in policy terms.
3. The proposal would also result in other harm through a loss of employment land, an unsustainable location and scale of residential development, an adverse impact upon the character and appearance of the area in terms of the openness and rural character of the Green Belt, landscape character, and the pattern of development in the area, and damage to the setting of the non-designated heritage assets.
4. No very special circumstances have been submitted that would justify the development and clearly outweigh the harm to the Green Belt through inappropriateness and other harm identified.
5. The application is therefore recommended for refusal

Relevant planning history

6. S/0274/86/F - Extension to stores - Approved
S/0798/84/F - Extension to sales/display room - Approved
S/0384/82/F - Extension to offices - Approved
S/2194/79/F - Erection of a store - Approved
S/1659/75/F - Extension to stores building - Approved
C/0041/68/D - Erection of store with mess room - Approved
C/0007/68/D - Erection of offices and use of land as builders store - Approved
C/0460/67/O - Erection of store buildings and offices, change of use of station house to residential and use of land as builders store - Approved

Planning policies

7. **South Cambridgeshire Local Plan 2018**
S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/4 Cambridge Green Belt
S/5 Provision of New Jobs and Homes
S/7 Development Frameworks

S/10 Group Villages
 H/8 Housing Density
 H/9 Housing Mix
 H/10 Affordable Housing
 H/12 Residential Space Standards
 E/14 Loss of Employment Land to Non Employment Uses
 HQ/1 Design Principles
 HQ/2 Public Art and New Development
 NH/2 Protecting and Enhancing Landscape Character
 NH/4 Biodiversity
 NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
 NH/9 Redevelopment of Previously Developed Sites and Infilling in the Green Belt
 NH/14 Heritage Assets
 CC/1 Mitigation and Adaption to Climate Change
 CC/3 Renewable and Low Carbon Energy in New Developments
 CC/4 Water Efficiency
 CC/7 Water Quality
 CC/8 Sustainable Drainage Systems
 CC/9 Managing Flood Risk
 SC/6 Indoor Community Facilities
 SC/7 Outdoor Play Space, Informal Open Space and New Developments
 SC/9 Lighting Proposals
 SC/10 Noise Pollution
 SC/11 Contaminated Land
 SC/12 Air Quality
 TI/2 Planning for Sustainable Travel
 TI/3 Parking Provision
 TI/8 Infrastructure and New Developments
 TI/10 Broadband

8. South Cambridgeshire Supplementary Planning Documents

Greater Cambridge Sustainable Design and Construction - Adopted January 2020
 District Design Guide - Adopted March 2010
 Trees and Development Sites - Adopted January 2009
 Landscape in New Developments - Adopted March 2010
 Biodiversity - Adopted July 2009
 Cambridgeshire Flood and Water - Adopted November 2016

9. National Guidance

National Planning Policy Framework (NPPF) 2019
 National Planning Practice Guidance (NPPG)
 National Design Guide 2019

Consultation

10. **Harston Parish Council** – Strongly supports the application, as amended. The main reason for this support is the lack of affordable housing in Harston which would be slightly rectified by this proposal. If the application is to be determined by officers under delegated powers and only if they are minded to

refuse the application, we wish the application to be called-in and determined by members at planning committee.

11. **Landscape Design Officer** – Objects to the application. Comments that the proposal does not respect the strong rural local landscape characteristics and will have an adverse effect upon the openness of the Green Belt. The development would be contrary to policies S/2: Objectives of the Local Plan, HQ/1: Design Principles & NH/2: Protecting and Enhancing Landscape Character & NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt.

The present site is a builder's merchants with offices, a former station house and a long building with a sales area and storage for building materials. Large areas of hard standing exist on the site used for the storage of building materials. The site is bordered by a railway line with open fields to the south, Newton road to the north and east with Tiptofts House and open fields to the west.

The site lies in an area which has no national or local designations and as such does not fall within the scope of valued landscapes under Paragraph 170 of the revised Framework. The site is located outside the existing village development framework boundary and does form part of the Greenbelt. There is a Public Rights of Way Ref: 116/4 approx..670m east of the site. There are no TPO's within or adjacent to the site which could be affected by the development. At National Level the site is situated within the National Landscape Character Area (NCA) 87: East Anglian Chalk. At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. As defined within the Character Areas the area has a strong rural character with a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau. Villages in the area typically have strong historic linear forms typically abutted by fields or woodlands that contribute to the rural character of the area.

Landscape, visual and visual amenity effect

Density – the development of 16no. dwellings within the site would not reflect the existing density of development upon the edge of the settlement and Station Road which consists of isolated large plot dwellings.

Scale – I agree with the applicant that 2 storey dwellings are typical of Harston village. However, 2 storey development to the west of the site would encroach into the open countryside and have an unacceptable adverse impact on the open countryside.

The Green Belt

As previously outlined the application is within the Green Belt. The proposal of residential dwellings upon the site would be considered as an exception as per item (e) the complete redevelopment of brownfield site of policy NH/9.

However, as previously stated the development does not reflect or respect the strong rural characteristics of Harston, the distinctive settlement pattern, density and scale particularly on the edge of the village. This would be an encroachment into the rural landscape which is predominantly large open fields. The development would be inappropriate and have an adverse effect upon the rural character and openness of the Green Belt and contrary to policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt.

12. **Trees and Landscapes Officer** – Comments that trees on or adjacent site have no statutory protection.

Although the Tree Survey & Constraints AIA & Protection Plan (ref LSDP 1259-01 Rev A, date 03.02.2020) is useful does not allay my fears regarding light restriction and overhang for two of the proposed properties. The units which appear to be most affected are within the middle of the site, just to the north east of the little open space.

The trees are to the north west and could have some gentle pruning as suggested. However, my experience is that following occupation and the natural cycle of growth, honeydew drop and leaf/seed fall, the residents will seek to remove these perceived issues by pruning the trees back further. It is possible this will be inappropriate amounts and types of pruning.

I appreciate this is an outline application, but it would be remiss of me not to note this issue should the application be approved and then the reserved matters application does not address this issue.

13. **Ecology Officer** – Has no objections in principle subject to conditions. Comments that the site consists of a series of buildings and hard standing, with a shelter belt of trees on the southern and northern boundaries. The surrounding habitat comprises of agricultural land with hedges and other wooded boundaries. The site does sit within the impact risk zone of a nearby statutory protected site; however it does not meet the criteria that would requires a consultation with Natural England. There are no non-statutory protected sites in the vicinity that I am aware of that are likely to be affected by this application. Species records in the area show a healthy population of likely breeding birds, invertebrates, bats, badgers, and barn owls.

In support of the outline application the applicant has submitted an Ecological Survey Report (MHE Consulting Ltd. December 2018). The document is sufficient to determine this application and no further information is required at this time.

The report has found limited ecological constraints on site; however there is a single tree that provides moderate bat roost potential, and building 3 (the long building on the southern boundary) has low bat roost potential. Other constraints found can be controlled through non-licensable methodology. Currently the three with moderate bat roost potential is to be retained. However, any lighting plan must be designed sensitively to avoid any impacts

on this three. Building 3 will require further surveys prior to the submission of any reserved matters application due to its low suitability for bat roosting.

The revised tree survey submitted has shown that some of the ash on the north west boundary are to have their spread reduced. The submitted ecology report has provided evidence that one of these trees has a potential bat roost feature; therefore if the identified tree is to have works carried out then an assessment must be done prior to works starting and included in the pre-commencement bat survey.

Lastly in accordance with NPPF paragraph 170, 174, and 175, and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4, where applications should look to enhance, restore and add to biodiversity. Opportunities should be taken to achieve a net gain in biodiversity through the form and design of development. This should include the incorporation of bat and bird nesting boxes in 50% of dwellings within the development, use of native planting mixes and wild grasses, the inclusion of green and brown roofs, the inclusion of green walls, or the inclusion of features such as log piles, insect hotels and hedgehog connectivity. Using tools such as the DEFRA Biodiversity Impact Assessment Calculator can help to clearly show that the development is creating a positive gain in biodiversity.

Recommends conditions to in relation to a bat roost survey bat roost survey to include all trees subject to any form of works and buildings identified as having bat roost potential, *Construction Ecological Management Plan (CEcMP)* and a Landscape and Ecological Management Plan (LEMP).

14. **Urban Design Officer** – Objects to the application. Comments that the site is not considered to be of a sufficient size to accommodate 16 dwellings and 120 sq. m of office accommodation. The proposal would result in an overdevelopment on a Green Belt site outside the village framework of Harston, contrary to Paragraph 127 of the ‘National Planning Policy Framework’ (NPPF) (2019), Policies S/10 and HQ/1 (d) and (h) of the ‘South Cambridgeshire Local Plan’ (2018) and Paragraphs 6.72 - 6.75 and 6.82 and of the ‘South Cambridgeshire District Design Guide’ (2010), resulting in poor quality amenity space provision and poor parking layout dominating the public realm and having an adverse impact on the character and appearance of the area.

The massing of the terraced block facing Station Road would have a greater impact on the openness of the Green Belt than the existing development. The use of a terraced block typology is not typical of the surrounding context, resulting in an unacceptably dominant and unsympathetic feature in the street-scene, and would be out of character with the village, contrary to Paragraph 127 of the ‘National Planning Policy Framework’ (NPPF) (2019), Policy HQ/1 (a) of the ‘South Cambridgeshire Local Plan’ (2018).

Massing and Scale

Policy S/10 of the 'South Cambridgeshire Local Plan' (2018) states that within the village development framework of Group Villages such as Harston, due to them being located in less sustainable locations, having fewer services and facilities, development of more than eight dwellings will not be permitted on sites. Policy S/10 also states that development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site. As indicated in the submitted drawings, the proposal is for 16 dwellings plus up to 120m² of office accommodation on a site outside the village development framework. To achieve this level of development, predominantly terraced blocks with shallow gardens with a linear street layout is adopted for the development. This housing typology is out-of-character with the surroundings. The quantum of the proposed development is higher than that set out in the Local Plan and higher than the housing density of the surrounding areas. There is a lack of analysis of the site to inform the quantum of the development. An analysis should have been carried out to identify the site's constraints and opportunities, including the prevailing built form, character and materiality. This information can then be used to inform the overall design approach and quantum of development at outline stage. Therefore, the massing and scale of the proposed development is not acceptable as they would be out of character with the surrounding area.

Impact on the character of the area

Previously issued pre-application advice stated that the density of the development should be reduced because the proposed development in the pre-application layout drawing had a cramped character. Whilst the applicant has since reduced the number of proposed new houses to a total of 16, this number is considered excessive for the reasons set out above.

Whilst this is an outline planning application, due to site constraints, i.e. proximity to the railway line and the trees along the south-eastern boundary, the dwellings are likely to be sited along the north-western edge of the site as indicated on the illustrative masterplan (DWG no. J0024088_006). To accommodate 16 dwellings and on-site play space provision, it is likely that the house types would be predominantly terraced blocks with parking to the front, resulting in a housing typology and parking layout that is not characteristic of the area. The parking arrangement would be highly visible and intrusive to the street scene.

The massing of the terraced block facing Station Road would have a greater impact on the openness of the Green Belt than the existing development.

Pre-application advice stated that the long straight section of the road and the linear siting of the buildings are considered rather regimented in character. The road layout should be gently curved. The applicant has not responded to address this advice in the revised layout as the road and building line are both still very straight. The combined effect of the linear nature of the proposed

spine road, the terraced block arrangement and the parking layout would result in an urban character which detracts from the rural character of the area.

Whilst the masterplan is indicative, it does demonstrate that due to the progressively narrowing nature of the site towards the south-western end of the site, there is less space for frontage parking. If frontage parking arrangement is adopted to this part of the site as shown, they would be located very close to the associated dwellings with no separating distances. Of the 16 residential plots, 13 of them will have frontage parking, as shown in the 'Illustrative masterplan' drawing. This would mean that these parking spaces and parked vehicles are highly visible and intrusive to the street scene. This would also result in poor residential amenity for the residents due to car lights and engine noise. This approach to parking is not acceptable and is contrary to Paragraph 6.82 of the 'District Design Guide SPD' (2010), which states that: "Parked cars should not be allowed to dominate the street scene; they should preferably be accommodated within, beneath, or at the side or rear of buildings."

Collectively, the form of the proposed development is not considered to reflect that of the developments located to the north and south of Station Road (west of the site), which are characterised by predominantly detached dwellings loosely arranged along the road with set back and green verges from the main road. The proposed development would undermine the established character of the developments located to the west and north-west of the site because it would introduce an incongruent form of development better suited to a high density, urban context.

Residential amenity

Pre-application advice stated that residential garden areas would need to comply with the advice set out in the 'District Design Guide' (DDG). Officers measured two of the rear gardens (no plot numbers are provided on the drawing) as 42m² in size and the plot which lies second from the south west end (which has 3 or 4 bedrooms) as 55m² in size which would not be in compliance with guidance about minimum rear garden sizes in Paragraph 6.75 of the 'DDG'.

15. **Historic Buildings Officer** – Objects to the application. Comments that the application in question seeks outline consent for the demolition of the existing buildings on the site, currently a builders yard, and construction of up to 16 new dwellings. At this time, it is only the principle of development and access that is being considered, with details and layout being reserved. An indicative masterplan has been submitted, which suggests 3 groups of terraced dwellings towards the north-east of the site, closer to Station Road, a pair of semi-detached houses, and a further five detached dwellings towards the south-west, adjacent to the railway line and projecting out into the countryside.

In terms of the impact upon the historic environment, there are two elements worth noting.

Firstly, to the eastern-most corner of the site, next to the railway crossing, is the former station house. Harston Station (TL 45 SW 111) is recorded on HE PastScape as the 'Site of railway station on the Shepreth and Shelford Junction Railway, opened in 1852 and closed in 1963'. The former station house is understood to date from the mid 1800's and despite having been subject to the insertion of modern windows, doors and pebble-dash render, it is considered to possess historic and communal value, with the potential for evidential value also. Whilst its aesthetic value has undoubtedly been compromised, some pleasing details remain visible. It would therefore be preferable for any new development in the immediate vicinity to be sympathetic to its historic form, setting and primacy. With this in mind, a small terrace of two-storey houses as shown on the indicative masterplan, may be an appropriate form of development at the entrance to the site, reinforcing the setting and context of the former station house. It would also reflect the linear development pattern seen elsewhere within the village and could read as 'railway cottages' which one might expect to see in this location. However, it would be useful to see an indicative street-scene plan to comment further.

Secondly, there are Strip Lynchets recorded at Rowley's Hill, to the south of the site, which are visible on the approach to the village from the south-east along Newton Road and from the trainline, approaching from the south. These Strip Lynchets are earth terraces formed from historic farming and cultivation practices over time and are a feature of ancient field systems, usually found in the south of England. The wider setting of this historic landscape feature should be given due consideration as part of the planning process. In particular, it would be preferable that development nearest this site is more in-keeping with the open rural character of the outskirts of the village, which informs the setting of the Strip Lynchets. This site is very much at the outskirts and the approach to the village and marks the transition between the village (with the majority of the built development being to the west and some distance from the site) and the surrounding open countryside. Put simply, development of this density is not characteristic of this part of the village and would be inappropriate within this context, which is more rural and agricultural, than built-up as seen elsewhere within Harston village. Given the proximity to the countryside and the Strip Lynchets, it is considered that the indicative masterplan would not respond positively to, or preserve, the existing character or setting, and as such, a more restrained and modest approach would be required.

Taking the above into account, I consider that there is scope to achieve a modest residential scheme proposal without adversely affecting the character and setting of the historic features listed above, and in accordance with the NPPF and Local Plan policy NH/14, subject to a reduction in the number of dwellings proposed and a more sympathetic layout which responds more closely to the open, rural agricultural character of the site and the neighbouring historic features, which may be considered to be non-designated heritage assets subject to further research.

In addition to which, an assessment of potential impact to these features should accompany the submission and any subsequent RM applications.

In its present form, the application is not considered to satisfy the relevant paragraphs of the NPPF, 2019 or the thrust of policies NH/2 or NH/14 of the Local Plan, 2018.

16. **Affordable Housing Officer** – Comments that the site is situated outside the development framework of Harston and is situated in the Green Belt. The application is to demolish, the existing buildings and redevelop the site to provide 16 dwellings including 40% affordable, which would result in 6 affordable dwellings.

As the site is situated outside the development framework it should only be developed through as an exception site through, policy H/11 of the South Cambs Local Plan.

The current local housing need in Harston is for 21 dwellings. This comprises 8 x one bed, 4 x two bed, 3 x three bed and 4 x four bed for applicants under 60 and 1 x one bed, 0 x two bed, and 1 x three bed for applicants over 60.

The site should only, be developed as an exception site to provide 100% affordable housing to meet a local identified housing need in Harston.

17. **Environmental Health Officer** – Has no objections subject to conditions in relation to the provision of the recommended noise barriers and a scheme for acoustic glazing and ventilation suitable to meet the requirements to be submitted and approved at the reserved matters stage and implemented prior to first occupation.

18. **Contaminated Land Officer** – Has no objections subject to conditions in relation to a detailed investigation into contamination and remediation of any contamination found.

Comments that the site has a potentially contaminative historical usage comprising former railway sidings and latterly a builder's yard. The land is being developed into a sensitive end use (residential).

Intrusive investigation and assessment undertaken by Geosphere has identified some contaminant concentrations in exceedance of generic screening values, most likely associated with general made ground and hydrocarbons are present in the vicinity of an above ground storage tank. Elevated concentrations of CO₂ were recorded in the centre of the site, potentially associated with made ground, however the greatest thickness of made ground, 2.4m, was found in the south west of the site. Further investigation of the nature of made ground and source of ground gas was recommended. The report suggests further gas monitoring is also to be undertaken and reported as an addendum. Investigation has not been undertaken to assess the quality of the made ground beneath currently existing buildings.

Part a of the standard condition has been completed. Further investigation is recommended but would be best undertaken following demolition of buildings. There are no objections to demolition taking place prior to more detailed investigation required by the condition.

19. **Sustainability Officer** – No reply (out of time).
20. **Section 106 Officer** – Comments that in respect of this application, planning obligations are sought for:
 - a) Public Open Space
 - i) Formal sports in the form of an offsite contribution of circa £18,000 to help fund (a) additional outdoor gym equipment (b) dropped kerb for the overflow parking facility at the recreation ground and (c) improvements to the sports pavilion
 - (ii) Formal children’s play space in the form of an offsite contribution of circa £27,400 to fund several projects including (a) skatepark (b) BMX facility (c) children’s garden (d) replacement of slide (e) additional swings (f) new benches
 - (iii) Informal children’s playspace and informal open space in the form of onsite provision
 - (iv) Indoor Community Space in the form of an offsite contribution of circa £8,000 to help fund redecorations/furnishings at the pavilion and/or village hall
 - b) Monitoring Fees being a contribution of £500
21. **Local Highways Authority** – Has no objections, as amended subject to conditions. Comments that the information provided within the Technical Note dated 29th April 2020 satisfies the Highway Authority that the proposed visibility splays are suitable for the proposed access. Therefore, this removes any objection the Highway Authority has to the proposed planning application and the Highway Authority is satisfied that the proposals should have no significant impact on the public highway.

Requires conditions in relation to detailed plans of the layout of the site, including roads, footways, cycleways, buildings, visibility splays, parking provision and surface water drainage, the siting of the building(s) and means of access thereto, parking provision and turning area; and details of the proposed arrangements for future management and maintenance of the proposed streets within the development. Also requests an informative with regards to works to the public highway.
22. **Network Rail** – Comments that the proposed development is adjacent to operational railway lines and the proposed development is in close proximity to Harston Level Crossing and there is potential risk to create blind spot and signal sighting issues to passing trains. The developer should consult with NR Asset Protection (ASPRO) on the scheme for necessary consents subject to required documents being submitted to ASPRO for acceptance reviews. Consultation with relevant NR interface disciplines will be necessary and issues raised in the process addressed by the developer, prior to any works commencing on site in relation to the proposed development.

23. **Cambridgeshire County Council Flood and Water Team** – Has no objections in principle subject to conditions in relation to a surface water drainage scheme for the site, based on sustainable drainage principles.

The following documents have been reviewed:

- i) Surface Water and Wastewater Drainage Note 02, Cannon Consulting Engineers, Ref: Z271, Dated: 30 October 2019
- ii) Phase 1 – Desk Study and Preliminary Risk Assessment, Geosphere Environmental, Ref: 3864,DE,DESK,PC,JD,28-06-16,V1, Dated: 28 June 2019

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving over the car parking spaces and a filter drain picking up surface water from the road. Surface water then drains to tanked soakaways where surface water is infiltrated into the underlying ground.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

The condition should include the following: -

The scheme shall be based upon the principles within the agreed Surface Water and Wastewater Drainage prepared by Cannon Consulting Engineers (ref: Z271) dated 30 October 2019 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Full details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates and any land contamination;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

24. **Environment Agency** – Has no objections. Agrees with the recommendations of the submitted GEO Phase 1 Contamination assessment. Requests informatives in relation to surface water and infiltration sustainable drainage systems, pollution control, foul water drainage, conservation, general issues and de-watering.

25. **Anglian Water** – Has no objections. Comments as follows: -

Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site.

Wastewater Treatment

The foul drainage from this development is in the catchment of Haslingfield Water Recycling Centre that will have available capacity for these flows

Used Water Network

The sewerage system at present has available capacity for these flows.

If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

Requests informatives with regards to the above considerations.

26. **Cambridgeshire County Council Growth Team** – Requires contributions as follows: -

Early Years - £0

Primary - £0.

Secondary - £95,496 towards expansion of Melbourn Village College by 150 places

Libraries - £600 towards stock resources

Strategic Waste - £0
Monitoring - £150

27. **Cambridgeshire County Council Historic Environment Team** – Has no objections subject to a scheme in relation to an archaeological investigation of the site and recording of any findings.

Comments that our records indicate that this site lies in an area of archaeological potential, situated to the south of Station Road in Harston. The site is located so that the eastern boundary of the application area is the Shepreth Branch of the Great Eastern Railway (Cambridgeshire Historic Environment Record reference MCB24042). The 1st and 2nd Edition Ordnance Survey maps demonstrate that the railway does not run within the application area. Adjacent to the north east corner of the proposed site is the former location of 19th century constructed Harston Station (MCB24043), which is not included in the development.

Surrounding the application area is cropmark evidence of settlement and occupation. For example, to the north east are rectilinear enclosures (MCB24067, MCB24065, 09717) and linear features (09627). To the south east are enclosure (08650), ring ditches (08647, 08922) and lynchet earthworks (04043). While to the south west is cropmark evidence of Iron Age-Roman settlement (04122a), the majority of which is the designated settlement site at Manor Farm (National Heritage List for England reference 1006809, CHER ref DCB173), rectilinear enclosures (08646) and D-shaped enclosures (09224). Further cropmark evidence of linear features (08963), enclosures (08944), Bronze Age/Iron Age remains and evidence of medieval and post-medieval cultivation visible as ridge and furrow (MCB24064) are recorded to the west.

28. **Cambridgeshire Fire and Rescue Service** – Requires a condition in relation to the provision of fire hydrants.

Representations from members of the public

29. Six representations have been received in relation to the application from local residents.
30. The following concerns have been raised: -
- i) Flood risk due to changes in levels.
 - ii) Protection of trees along the north western boundary of the site.
 - iii) Loss of light to dwellings from trees.
 - iv) Highway safety as access within 60mph speed limit and lack of visibility.
 - v) Traffic survey numbers and speeds questioned and request for extension of speed limit to south of railway.
 - vi) Height of buildings.
 - vii) Adequate water supply.
 - viii) Development would prohibit future reinstatement of use of the station.
 - ix) High density housing with small gardens.
 - x) Out of keeping with rural character of the area.

- xi) Need for smaller properties rather than larger properties.
- xii) The loss of the evergreen trees along the south east boundary would open up views of the site.
- xiii) Noise and disturbance from increased number of movements.
- xiv) Adequate parking for the office building and Station House.
- xv) Lack of notification of application.

31. The following benefits have been raised: -
- i) Principle of site for housing.
 - ii) Provision of affordable housing.

The site and its surroundings

32. The site is located outside the Harston village development framework and in the Green Belt and countryside. It is situated on the south eastern edge of the village to the south west of Station Road. The site measures approximately 0.64 of a hectare in area. It currently comprises a builders merchants which consists of a two-storey, brick office building and one and a half storey, brick and metal clad warehouse building on the north eastern part of the site and open storage, hard surfacing and single storey buildings on the south western part of the site. A row of mature trees run along the north western boundary and a row of evergreen trees run along the south eastern boundary. The site is situated in Flood Zone 1 (low risk).
33. Station House is a residential property to the north of the site with Station Road and open agricultural land beyond. and there is a level crossing to the east on Station Road. The Cambridge to London railway line lies beyond the south eastern boundary with open rising agricultural land beyond. Open agricultural land lies to the west. Tiptofts is a residential property to the west.

The proposal

34. The proposal seeks outline planning permission for the erection of up to 16 dwellings, up to 120sq.m of office accommodation, public open space following demolition of the existing buildings. Access forms part of the application with the layout of the site, scale of the buildings, appearance of the buildings and landscaping of the site reserved matters for later approval.
35. Six of the dwellings (40%) would be affordable to meet local needs. The size and tenure mix of the dwellings will be agreed with the Council's housing officer. Ten dwellings would be available for sale on the open market. The indicative housing mix consists of 5 x two bed dwellings, 6 x three bed dwellings and 5 x four bed dwellings.
36. The new employment building would have 120 square metres of office floorspace for approximately 8 employees. This could be occupied as one single unit, four smaller units or flexible accommodation.
37. The access would measure 5 metres in width and have 1.8 metre wide footways to each side.

38. An illustrative plan has been submitted with the application. This shows a terrace of three dwellings along the Station road frontage and a linear form of residential development to the rear consisting of 13 dwellings facing south east. Each dwelling would have two vehicle parking spaces. The office building would be to the rear of Station House. Four vehicle parking spaces would be provided to the rear. A building heights plan has been submitted that shows that the new buildings would be two storeys in height. An area of public open space measuring 730 square metres in area would be provided between the dwellings. The existing trees along the north western boundary would be retained. The existing evergreen trees along the south eastern boundary would be removed and replaced with new landscaping.

Planning assessment

39. The key issues to consider in the determination of this application relate to: -
- i) Whether the proposal would represent inappropriate development in principle in the Green Belt;
 - ii) Whether the proposal would result in any other harm in terms of the, loss of employment, location and scale of residential development, housing density, housing mix, affordable housing, developer contributions and the impacts of the development upon the character and appearance of the area, heritage assets, trees and landscaping, biodiversity highway safety, flood risk and neighbour amenity; and,
 - iii) Whether there are any very special circumstances that would clearly outweigh harm through inappropriateness and any other harm identified to justify the development.

Principle of Development in the Green Belt

40. The site is located outside the Harston development framework and in the Green Belt. It is a previously developed site.
41. Policy S/4 of the Local Plan states that a Green Belt will be maintained around Cambridge that will define the extent of the urban area. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.
42. Policy NH/9 states that redevelopment of Previously Developed Sites and Infilling in the Green Belt will be inappropriate development except for, amongst other criteria, the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
43. Paragraph 143 of the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

44. Paragraph 144 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
45. Paragraph 145 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are, amongst other criteria, limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
46. The existing site comprises a two-storey office building, one and half storey warehouse building and single storey storage buildings together with open storage and hardstanding.
47. The two-storey office building and one and half storey warehouse building are situated on the north eastern part of the site close to Station Road with the access between the buildings. The single storey buildings, open storage, and hardstanding are situated on the south western part of the site.
48. The total footprint of existing buildings on the site is calculated at 840 square metres and approximately. This would result in built form covering 13% of the site area. The existing hardstanding and storage that covers the remainder of the site is 5,560 square metres. This extends to 87% of the site area.
49. The volume of existing buildings on the site is calculated at approximately 3,848 cubic metres. The volume including the open storage to the rear that has a maximum permitted height of 2.4 metres as a condition under planning consent reference C/0007/68/D is calculated at approximately 8,728 cubic metres.
50. The application does not include the layout and scale of the buildings. However, the illustrated plan submitted shows that the proposed development would result in two-storey buildings in the north eastern and south western parts of the site. There would be an area of public open space centrally and the employment building and access would be to the east.
51. The total footprint of proposed buildings on the site is calculated at approximately 926 square metres in area. This would increase the built footprint on the site to 14%. The proposed hardstanding is calculated at approximately 2,242 square metres in area and 35% of the site area. The new

buildings would increase the footprint of built form on the site by 1% but would decrease the hardstanding and storage area by 52%.

52. The volume of proposed buildings on the site would be approximately 6,954 cubic metres. This would result in an increase of 3,106 cubic metres in volume of the volume of buildings on the site. The overall volume including the open storage area would be reduced by 1,774 cubic metres. However, it should be noted that this is a worst-case scenario and that open storage currently on the site is limited in scale.
53. Whilst it is acknowledged that the overall volume of built development on the site and hardstanding would decrease from that currently permitted, National Planning Practice Guidance (NPPG) states that openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume.
54. The development of up to 16 dwellings and an employment building is considered to result in a significant increase in built form on the south western part of the site from the existing situation. The main bulk of the built development is currently concentrated in the north western part of the site close to Station Road. The development is highly visible from Station Road from the access point but there are limited views of the existing buildings from the south east and north west of Station Road due to their position on the site and mature landscaping screening along the boundaries.
55. The proposed two-storey buildings would be closer to Station Road than the existing development and extend into the south western part of the site that is currently single storey in height. In addition, the existing evergreen screen along the railway would be removed and replaced with native landscaping. The proposal would result in a more dominant development from Station Road adjacent to the access and open up views of the site from Station Road to the south east. This would consequently lead to an increase in built development on these highly visible parts of the site surrounded by agricultural land which is considered to cause substantial harm to the openness of the Green Belt.
56. Although it is noted that there would be some gaps between the buildings particularly in the form of the open space, gardens and parking areas, these would be limited in scale, positioned between the buildings and would not be so readily apparent from close views on Station Road though the access of long distance views of the site from the south east of Station Road.
57. The existing landscaping on the site is not considered to contribute to the openness of a site as this relates to built development.
58. In summary, the proposal would represent inappropriate development that is, by definition, harmful to the Green Belt in policy terms.
59. The proposal would therefore be contrary to Policies S/4 and NH/9 of the Local Plan.

Other Harm

Loss of Employment

60. Policy E/14 of the Local Plan states that the conversion, change of use or redevelopment of existing employment sites to non-employment uses within or on the edge of development frameworks will be resisted unless one of the following criteria is met:
 - a. It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. Applications will need to be accompanied by documentary evidence that the site is not suitable or capable of being made suitable for continued employment use. Evidence would be required that the property has been adequately marketed for a period of not less than twelve months on terms that reflect the lawful use and condition of the premises.
 - b. The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises.
 - c. The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems.
61. The site is considered to be located on the edge of the Harston development framework given its proximity to the built-up development within the village.
62. The whole of the site is currently in employment use as a roofing merchants. This includes an office building, warehouse building, storage buildings and open storage. It has 8 employees.
63. The proposed development would replace the existing employment use with an office building comprising 120 square metres of gross office space for 8 to 13.5 employees based upon the guidance in the Homes and Communities Agency Employment Density Guide (3rd Edition) along with up to 16 dwellings.
64. The site has not been marketed for employment purposes and the existing use is not considered to be generating environmental problems.
65. The applicants consider that the proposal would provide overall benefit to the community that would outweigh any adverse effect on employment opportunities and the range of available employment land and premises. The development would provide at least the same amount of employment as the existing site depending upon the type of office use, six affordable dwellings, and ten market dwellings.
66. The provision of at least the same amount of employment as the existing site is welcomed together with provision of six affordable dwellings that would contribute towards the local need for 21 affordable dwellings in the village of Harston and ten market dwellings would contribute to the overall need for dwellings in the district.

67. It is noted that the village comprises an existing employment site at the Button End Industrial Estate along with commercial premises such as a public house, shops, and car/motorcycle showrooms.
68. However, these benefits are not considered to outweigh the adverse effect upon employment opportunities through the loss of the employment land for a non-employment use. It is considered that the proposal would result in a substantial loss of employment land that could be utilised for further employment uses with a significant number of employees and provide economic growth in the village that would contribute to the rural economy.
69. Notwithstanding the above, the harm to the openness of the Green Belt and countryside, character and appearance of the area and non-designated heritage assets discussed later in this report also need to be taken into consideration when arriving at a balanced view.
70. The proposal would therefore be contrary to Policy E/14 of the Local Plan.

Location and Scale of Residential Development

71. Policy S/7 states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
72. Policy S/10 identifies Harston as a Group Village. Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.
73. The proposal seeks the erection of up to 16 dwellings on a brownfield site outside the development framework.
74. The scheme would not comply with the strategy for the location and scale of residential developments that are directed to locations with easy accessibility to a wide range of services and facilities in order to safeguard against incremental growth in unsustainable locations.
75. The proposal would therefore be contrary to Policies S/7 and S/10 of the Local Plan.

Housing Density

76. The site measures approximately 0.64 of a hectare in area. The net developable area of the site for residential purposes excluding the public open space is approximately 0.55 of a hectare in area. The erection of 16 dwellings would equate to a density of 29 dwellings per hectare. This would comply with

the required of an average net density of 30 dwellings per hectare (dph) in Rural Centres, Minor Rural Centre villages, and Group villages.

77. The proposal would therefore comply with Policy H/8 of the Local Plan.

Housing Mix

78. The indicative housing mix put forward for the site is 5 x two bed dwellings, 6 x three bed dwellings and 5 x four bed dwellings. The housing mix has not been split between market and affordable dwellings but it has been advised that the mix will be based upon the needs of the district at the time of any reserved matters application. A condition would be attached to any consent to ensure that the market housing mix complies with policy and there is justification for any local circumstances.

79. The proposal would therefore comply with Policy H/9 of the Local Plan.

Affordable Housing

80. 6 of the 16 dwellings (40%) would be affordable to meet local needs. The indicative housing mix put forward for the site is 5 x two bed dwellings, 6 x three bed dwellings and 5 x four bed dwellings. The housing mix has not been split between market and affordable dwellings but it has been advised that the mix will be based upon the needs of the local community through consultation with the Council's Housing Team at the time of any reserved matters application. No details of the tenure mix have been submitted. The Council normally requires 70% affordable rented and 30% intermediate/shared ownership unless there is adequate justification for a different tenure mix. The dwellings would be secured as affordable in perpetuity through a Section 106 agreement.
81. The provision of 6 dwellings would comply with the requirement of 40% affordable housing on sites with developments of more than 11 dwellings required by Policy H/10 of the Local Plan.
82. However, the Affordable Housing Officer has advised that due to the location of the site outside the development framework, the site should comprise 100% affordable housing in accordance with Policy H/11 of the Local Plan.
83. Officers acknowledge that policy H/11 of the Local Plan provides support for affordable housing developments to meet identified local housing needs on small sites adjoining a development framework boundary. However, the application has not been put forward as a rural exception site and must be assessed on the basis of the scheme submitted.
84. The proposal would therefore comply with Policy H/10 of the Local Plan.

Developer Contributions

85. When securing planning obligations from new development the Local Planning Authority must be satisfied that such requests are compliant with the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and paragraph 56 National Planning Policy Framework.
- (i) Necessary to make the development acceptable in planning terms;
 - (ii) Directly related to the development; and
 - (iii) Fairly and reasonably related in scale and kind to the development

Public Open Space

86. Policy SC/7 of the Local Plan states that all housing developments will contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities), and Informal Open Space to meet the need generated by the development in accordance with the standards set out in the policy.
87. Outdoor play space, informal open space and allotments and community allotments is 3.2 hectares per 1,000 people comprising:
- a. Outdoor Sport – 1.6 hectares per 1,000 people
 - b. Open Space – 1.2 hectares per 1,000 people
 - c. Allotments and community Orchards – 0.4 hectares per 1,000 people
88. Subject to the needs of the development the open space requirement will consist of:
- d. Formal Children's Play Space – 0.4 hectares per 1,000 people
 - e. Informal Children's Play Space – 0.4 hectares per 1,000 people
 - f. Informal Open Space – 0.4 hectares per 1,000 people
89. Based the indicative housing mix (5 x 2 bed, 6 x 3 bed, 5 x 4 bed) the following would be required:
- i) Formal sports space – 637 m²
 - ii) Formal children's play space – 159 m²
 - iii) Informal children's play space – 159 m²
 - iv) Informal open space – 159 m²

Outdoor Sport

90. The Recreation and Open Space Study 2013 showed that Harston required 2.82 ha of sports space whereas it has 2.79 (i.e. a deficit of 0.03 ha).
91. Harston has single recreation ground containing a pavilion and a single full-sized football pitch.
92. An off-site contribution is required due to the increase in demand for provision of outdoor sports provision to mitigate the impacts of the proposed development.

93. Harston Parish Council has said that offsite sports contributions would be used to fund (a) additional outdoor gym equipment (b) dropped kerb for the overflow parking facility at the recreation ground and (c) improvements to the sports pavilion.
94. A contribution of circa £18,000 is required based on the indicative housing mix but the actual cost will be calculated at reserved matters.

Formal and Informal Children's Playspace

95. The Recreation and Open Space Study July 2013 showed that Harston has 0.16 ha of children's play space whereas it requires 1.41 ha (i.e. a deficit of 1.25 ha).
96. Harston has a play area at the recreation ground providing several play features for younger and older children.
97. Based on the housing mix the development would be required to provide 94 m² of formal play space and 94 m² of informal play space.
98. No formal children's playspace would be provided on site so an off-site contribution is required due to the increase in demand for provision of children's formal playspace provision to mitigate the impacts of the proposed development.
99. Harston Parish Council has said that offsite children's play space contributions would be used to fund several projects including (a) skatepark (b) BMX facility (c) children's garden (d) replacement of slide (e) additional swings (f) new benches.
100. A contribution of £27,000 is required based on the indicative housing mix but the actual cost will be calculated at reserved matters.
101. A Local Area of Play (LAP) would be provided on site that measures at least 92 square metres in area. This would represent an adequate amount of informal children's playspace to mitigate the impact of the development.

Informal Open Space

102. The Recreation and Open Space Study July 2013 showed that Harston has 0.36 ha of informal open space whereas it needed 0.70 (i.e. a deficit of 0.34 ha).
103. An area of informal public open space that measures at least 159 square metres in area would be provided on the site. This would represent an adequate amount of informal open space to mitigate the impact of the development.

Community Facilities

104. Policy SC/6 of the Local Plan states that all housing developments will contribute towards the provision of indoor community facilities to meet the need generated by the development. Contributions will be based on a standard of 111m² of such floorspace per 1,000 additional population.
105. In accordance with the policy Harston needs 186 m² of indoor community space whereas it has 305 m² (i.e. a surplus of 118 m²).
106. Based on the likely number of people arising from the development an area of circa 4.5 m² is required.
107. Harston is served by Harston Village Hall which the audit described as 'good'. It went on to say "The main hall building is showing signs of aging, but retains character. Main hall flooring, and in smaller meeting rooms, has been recently replaced and in good order. No evidence of energy efficiency measures - insulation likely to be problematic. Plans for a new facility are being explored".
108. Harston Parish Council has said offsite community facility contributions would be used to help fund improvements to either the pavilion or the village hall.
109. A financial contribution of circa £8,000 is required in accordance with the indicative housing mix with the actual contribution calculated at reserved matters stage.

Monitoring

110. To ensure the proper and timely provision and perpetual usage of onsite infrastructure (including public open space, children's play areas and affordable housing) the District Council is seeking to secure a contribution towards fulfilling its monitoring function. The estimated number of hours results in a contribution of £500.

Education

Early Years

111. The development is expected to generate 5 children of early year's age of whom 4 would be eligible for funded places. There two childcare providers in the primary school's catchment, Harston and Newton Playgroup based at the primary school and Little Hands Nursery School, Newton. The two settings have a total capacity of 73 x 15 hour places.
112. When including all the new developments a total of 62 15 hour places will be required. 62 x 15 hour places is below the current capacity, therefore it is not necessary to seek contributions.

Primary School

113. In 2019/20 Harston & Newton Primary School had a PAN of 25 and this means the school currently has an overall capacity of 175 pupils.
114. There are forecast to be 7 children generated by this development. This development will take the catchment population to $125 + 7 = 132$. 132 is below the capacity of the school, so, it is recommended that contributions do not need to be sought.

Secondary School

115. Melbourn Village College is the catchment secondary school for Harston. It has a PAN of 148 and this means the school currently has an overall capacity of 740 pupils.
116. There are forecast to be 4 children generated by this development. There are also a number of other developments either underway or with planning consent in the secondary catchment. Hence, even allowing for the movement of children to other secondary schools, there will be a shortfall in places. Discussions have begun with the school about further expansion plans, hence contributions are sought from this development.
117. A project to expand Melbourn Village College by 150 additional places. As there is not a detailed costed project, contributions will be sought using the scorecard costs for education. The indicative secondary contribution is £95,496 ($£23,874 \times 4 = £95,496$).

Libraries and Lifelong Learning

118. This development would therefore generate an additional 40 new residents (16 dwellings x 2.5 average household size). The number of new residents will put considerable pressure on the library and lifelong learning service in the village.
119. A contribution is required based on a rate of £15 per head of population increase. This would result in a total of £600. This figure represents the proportionate cost of mitigate the increased demand through the enhancement of the mobile library provision serving Harston. Contribution is requested towards stock resources to meet the need of the new population.

Strategic Waste

120. No contributions are required towards strategic waste.

Conclusion

121. The requested off-site financial contributions together with maintenance of the public open space are considered to comply with the CIL Regulations. They would be secured through a Section 106 agreement. The applicants have confirmed that the contributions are agreed.

122. The proposal would therefore comply with Policy TI/8 of the Local Plan.

Character and Appearance of the Area

123. The site is located outside the development framework boundary and in the Green Belt.
124. It is not situated in an area with any national or local designations and as such does not fall within the scope of valued landscapes under Paragraph 170 of the NPPF.
125. The site is located within the East Anglian Chalk Landscape Character Area. The area has a strong rural character with a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau. Villages in the area typically have strong historic linear forms typically abutted by fields or woodlands that contribute to the rural character of the area.
126. The southern side of Station Road comprises a mainly linear form of residential development parallel to the road. The exceptions are the development of the agricultural complex at Baggot Hall and the site that is in commercial use but was formerly the railway yard. These developments currently have an informal layout with buildings set in groups. The current site is viewed as fairly built-up from the access on to Station Road but there are limited views of the buildings from the railway crossing and south eastern part of Newton Road due to the existing row of leylandii trees.
127. A Landscape and Visual Impact Appraisal and Green Belt Openness Appraisal has been submitted with the application. The report comments that the existing views of the site from the south east of Newton Road are of the hedgerow and leylandii trees that create a screen and an abrupt edge to the settlement. The site is seen alongside existing development at Lawrence Lea to the north of Station Road that defines the village edge. The leylandii trees and railway indicate a clear edge to the village but there are dark and incongruous that contrasts with the character of broadleaved trees. The views from the railway crossing are mostly of the leylandii screen that creates an abrupt harsh edge to the village.
128. The application does not include the layout and scale of the buildings. However, the illustrated plan submitted shows that the proposed development would result in two-storey residential development in a formal, linear layout at right angles to Station Road across the majority of the site.
129. The development is not considered to reflect or respect the strong rural characteristics of Harston, the distinctive settlement pattern, and scale particularly on the edge of the village. It would result in greater encroachment into the rural landscape which is predominantly large open fields and harm the landscape character of the area.

130. Whilst it is noted that the existing leylandii screen is visible, it is not considered to create a particularly harsh and abrupt edge to the village and has a role in providing a screen to the existing development on the site so that this side of Station Road retains a fairly rural character notwithstanding that it is not typical of the landscape character of the area.
131. The scale of the development is considered to introduce two-storey built form into an area that projects beyond the existing position of similar scale development. Although the landscaping would be more typical of the landscape character of the area, it would allow views through to the development from the south east of Newton Road. The view perceived, particularly during the winter, would be a substantial increase in built form on the site that is surrounded by open agricultural land. This would lead to a visually intrusive development that would reduce the openness of the Green Belt and countryside at the entrance to the village. It is not agreed that the development would have a neutral effect with a medium magnitude at Year 1 and a beneficial effect with a medium magnitude at Year 15 when the planting has established.
132. The layout of the development is considered to be out of keeping with the informal, linear pattern of development parallel to Station Road and would detract from the character and appearance of the south western side of Station Road.
133. Whilst it is acknowledged that there is a similar style of development on the northern side of Station Road, this is considered materially different as it is a larger development that is situated adjacent to the main built-up part of the village and does not have the same character and the southern side of Station Road.
134. A central area of open space would be provided on site surrounded by dwellings. This would include a Local Area of Play (LAP). The space would measure 740 square metres in area. The location and size of the space is considered satisfactory.
135. Although it is noted that from the Axonometric Plan submitted the form and design of the dwellings appear rather urban in appearance and the illustrative plans shows the provision of vehicle parking to the front of the dwellings that would dominate the street scene, these detailed issues are matters reserved for later approval and will be considered at this stage.
136. No details of materials have been submitted but the submitted Axonometric Plan shows buff bricks for the walls and red and grey tiles for the roofs. These materials are likely to be acceptable but will be considered further at the reserved matters stage.
137. A condition would be attached to any consent to ensure that the dwellings would meet residential space standards in terms of the provision of an adequate level of internal accommodation. The gardens are likely to meet the

recommended standards set out in the Design Guide and will be considered further at the reserved matters stage.

138. Given the above concerns in relation to the general scale and layout of the development , it is not considered that 16 dwellings and an employment building can be accommodated on the site without resulting in harm to the character and appearance of the area.
139. The proposal would therefore be contrary to Policies NH/2, HQ/1 and NH/8 of the Local Plan. However, it would comply with Policy H/12 of the Local Plan.

Heritage Assets

140. The site is situated within close proximity to two non-designated heritage assets.
141. Station House to the north east of the site is the former railway station on the Shepreth and Shelford Junction Railway. It appears to date from the mid 1800's and has some historic and communal value with the potential for evidential value notwithstanding the insertion of modern windows, doors and pebble-dash render. Any development in the immediate vicinity should be sympathetic to its historic form, setting and primacy.
142. Rowley's Hill to the south of the site has Strip Lynchets which are earth terraces formed from historic farming and cultivation practices over time and are a feature of ancient field systems, usually found in the south of England. The wider setting of this historic landscape feature should be given due consideration and any development should respect its rural character.
143. The application does not include the layout and scale of the buildings. However, the illustrated plan submitted shows that the proposed development would result in two-storey residential development in a formal, linear layout at right angles to Station Road across the majority of the site.
144. The proposed development, by reason of its in-depth formal layout and two-storey scale, is not considered to preserve the existing yard setting of Station House non-designated heritage asset which is currently viewed within the context of an informal arrangement of buildings on the site that is fairly similar to the historic layout.
145. The proposed development, by reason of its in-depth formal layout and two-storey scale, is not considered to preserve the or the rural setting of Rowleys Hill non-designated heritage asset which is currently viewed from Station Road within the context of open agricultural land, low single storey buildings, an informal layout and landscaping.
146. The development would consequently result in less than substantial harm to the significance of these non-designated heritage assets.

147. The site lies in an area of archaeological potential. The development is not considered to harm archaeological interests providing a condition is attached to any consent in relation to an archaeological investigation of the site and preservation of an important findings.
148. The proposal would therefore be contrary to Policy NH/14 of the Local Plan.

Trees and Landscaping

149. The site currently comprises a row of tall leylandii trees along the south eastern boundary. There is also a row of mature trees along the north western boundary within the ownership of Tiptofts House. The trees do not have any statutory protection.
150. A Tree Survey and Constraints Arboricultural Impact Assessment and Plan has been submitted with the application. The existing leylandii trees on the site would be removed. These trees are not of high quality and are not considered to provide an important contribution to the overall visual amenity of the area notwithstanding that they screen the existing buildings. No objections are therefore raised to their removal.
151. The existing mature trees adjacent to the site would be retained. The development is not considered to encroach into the root protection area of the trees or affect the canopy. However, concerns have been raised over the potential need to reduce the impact of the trees upon the dwellings, particularly the plot to the north west of the open space.
152. The application does not include the layout and scale of the buildings. However, it is considered that the scale of the proposed development could be accommodated on the site without compromising these existing important mature trees providing a condition is attached to any consent to ensure protection of the trees as shown on the submitted plan.
153. New landscaping would be provided within the site to compensate for the trees lost and enhance the quality of the development. The indicative landscape plan shows a new planting along the south eastern boundary, within the public open space and to the front and rear of dwellings. This is supported and a condition would be attached to any consent to secure a detailed scheme with appropriate native planting that respects the landscape character of the area.
154. The proposal would therefore comply with Policy NH/4 of the Local Plan.

Biodiversity

155. The site consists of habitats in the form of existing buildings, hardstanding and trees.
156. An Ecological Survey Report has been submitted with the application. The buildings on site were assessed as having Low and Negligible Bat Roosting

Potential and one Ash tree was considered to have a potential bat roost feature. Building 3 and the tree with the bat roost feature requires further surveys prior to the submission of any reserved matters application and would be secured through a condition attached to any consent.

157. The trees and scrub have some potential for bird nesting. There are no ponds within 500 metres of the site that would have potential for amphibians. The site is not suitable for reptiles. No evidence of badgers has been recorded on the site.
158. Mitigation in the form of the removal of vegetation outside the bird breeding season and lighting together with is considered satisfactory to ensure that the development would not adversely affect any protected species.
159. Biodiversity enhancement on the site would be achieved through planting native trees and shrubs.
160. Conditions would be attached to any consent in relation to a Construction Ecological Management Plan (CEcMP) to ensure adequate mitigation and enhancement together with a Landscape and Ecological Management Plan (LEMP) to ensure biodiversity on the site is maintained in the future.
161. The proposal would therefore comply with Policy NH/4 of the Local Plan.

Highway Safety

162. The access to the site is off Station Road which is a busy through road with a speed limit of 60 miles per hour. There is a footway to the west side and a level crossing for the railway line to the east.
163. The existing site is a roofing merchants. A survey was carried out to determine the existing level of traffic at the site. The results show that there are 84 vehicular trips per day with a very limited number during the am and pm peak periods.
164. The TRICS database has been used to predict the proposed level of traffic from the development. The traffic levels are estimated to be 91 vehicular trips per day with a limited number during the am and pm peak periods.
165. The development would result in a minor increase in traffic generation to and from the site. However, the traffic would not be commercial in nature as existing. The development is not therefore considered to affect the capacity and functioning of the public highway.
166. A revised speed and volume survey for traffic travelling along Station Road has been carried out to determine the vehicular visibility splays required for the access. Concerns have been raised by the neighbour to the data but this has been accepted by the Local Highways Authority. The results show that the speed of vehicles is much lower than the speed limit. The design of the proposed access would therefore accord with the required standards in terms

of its 5.5 metres width and vehicular visibility splays measuring 2.4 x 54 metres to the east and 2.4 metres x 124 metres to the west.

167. Conditions would be attached to any consent in relation to detailed plans of the layout of the site, including roads, footways, cycleways, buildings, visibility splays, parking provision and surface water drainage, the siting of the building(s) and means of access thereto, parking provision and turning area; and details of the proposed arrangements for future management and maintenance of the proposed streets within the development to ensure that the development would not be detrimental to highway safety. An informative would also be attached with regards to works to the public highway.
168. The site is considered to be located in a sustainable location with easy access to services and facilities in the village by walking and cycling as discussed earlier in the report.
169. Two vehicle parking spaces would be provided on site for each dwelling that would accord with the required standards.
170. Four vehicle parking spaces would be provided on site for the B1a office use. The standards require 1 space per 25 square metres of floorspace. This would result in the requirement for 5 spaces. One additional space could be accommodated on the site to provide an adequate amount of parking that would accord with the standards and this matter will be considered further at the reserved matters stage,
171. No cycle parking has been shown within the development. Adequate cycle parking could be provided on the site for the residential and office uses and this matter will be considered further at the reserved matters stage.
172. The proposal would therefore comply with Policies TI/2 and TI/3 of the Local Plan and paragraph 109 of NPPF.

Flood Risk

173. The site is located within flood zone 1 (low risk). It is not situated in close proximity to any fluvial sources and the development is not considered to be at significant risk from flooding.
174. A Surface Water and Wastewater Drainage Note has been submitted with the application. This states that the surface water strategy for the development will be through infiltration as tests have demonstrated that this method of disposal is acceptable and sufficient storage will be provided on site to manage the 1 in 1000 year storm plus 40 % allowance for climate change. Features will include storage crates or similar, permeable paving and grass filter drains that would allow infiltration into the ground. The development is not considered to increase the risk of flooding to the site and surrounding area.
175. Conditions would be attached to any consent to secure a suitable surface water drainage scheme along with details of its long-term maintenance.

176. The development would therefore comply with Policies CC/7, CC/8 and CC/9 of the Local Plan.

Neighbour Amenity and Amenity of Future Occupiers

177. The development would be located adjacent to two existing residential properties at Station House and Tiptofts. The development is unlikely to result in an unduly overbearing mass, significant loss of light, severe loss of privacy or unacceptable increase in the level of noise and disturbance to occupiers of the adjoining dwellings. However, these matters will be considered further at the reserved matters stage.
178. Conditions would be attached to any consent in relation to the hours of use of site machinery and deliveries during construction.
179. The site is located adjacent to Cambridge to London railway line. A Noise and Vibration Assessment has been submitted with the application. The development would result in a number of dwellings facing towards the railway line with gardens to the rear.
180. The results of the survey carried out show that the existing noise levels from the railway are between 64 and 67 dB in the day (07.00 to 23.00) and between 57 and 62dB at night 23.00 to 07.00).
181. Noise levels at the ground and first floor windows of the dwellings need to not exceed 35dB for a living room window in the daytime, 40dB for a dining room in the daytime and 30dB for a bedroom at night. Noise levels in gardens need to not exceed 50dB with a maximum of 55dB.
182. Given the existing noise levels from the railway, mitigation is required in the form of acoustic glazing and acoustic in-frame trickle vents to the windows or acoustic wall vents to the dwellings facing the railway. 2 metre high acoustic fencing is required to the gardens to dwellings to the north east. The gardens to the dwellings facing the railway are screened by the buildings and would have satisfactory noise levels. These methods of noise attenuation are suitable and a condition would be attached to any consent to secure an appropriate scheme. The development is not considered to adversely affect the amenities of future occupiers of the dwellings.
183. The road traffic on Station Road and the level crossing is not considered to result in an unacceptable level of noise and disturbance to the occupiers of the new dwellings.
184. The proposal would therefore comply with Policy HQ/1 of the Local Plan.

Other Matters

185. Foul drainage from the site would be discharged to the public sewer via a gravity system. The sewerage system has capacity for these flows. A

condition would be attached to any consent to secure a detailed foul drainage scheme.

186. The proposal would therefore comply with Policy CC/7 of the Local Plan.
187. Phase 1 and Phase 2 Land Contamination reports have been submitted with the application. The surveys have identified some contaminants on the site. Further investigation is required along with remediation and a condition would be attached to any consent to secure the works to ensure that the development would not have an adverse impact upon human health.
188. The proposal would therefore comply with Policy SC/11 of the Local Plan.
189. The Design and Access Statement submitted with the application states that all dwellings would comply with Part L of the Building Regulations and that energy efficiency and a low carbon footprint will be provided through solar photovoltaics. Limited details have been provided so conditions would be attached to any consent in relation to renewable energy and water efficiency to ensure that the relevant requirements are met.
190. The proposal would therefore comply with Policies CC/1, CC/3 and CC/4 of the Local Plan.
191. A condition would be attached to any consent to secure broadband to comply with policy TI/10 of the Local Plan.
192. A condition would be attached to any consent to ensure there is adequate water supply for emergency use.
193. The development is unlikely to have an adverse impact upon Network Rail assets. However, the developer is encouraged to contact Network Rail to discuss the proposal further.
194. The development would prohibit the future use of the site as a station. However, there are not currently any plans put forward for such a proposal. It should be noted that the station platforms were originally on the northern side of Station Road with a goods shed and sidings next to Station House.
195. The neighbours immediately adjoining the site have been notified of the application along with a number of nearby residents. In addition, a notice has been displayed at the site. The local resident at Sunbourn is situated over 400 metres from the site and is not considered to be materially affected by the development.

Very Special Circumstances

196. The proposal is considered to represent inappropriate development that is, by definition, harmful to the Green belt in policy terms. It would also result in other harm through a loss of employment land, to the character and appearance of the area and non-designated heritage assets. No very special circumstances

have been submitted that would justify the development and clearly outweigh the harm to the Green Belt through inappropriate ness and other harm identified.

Planning balance and conclusion

197. The proposal, as amended, is considered to represent inappropriate development that is, by definition, harmful to the Green belt in policy terms.
198. The proposal would also result in other harm through a loss of employment land, an unsustainable location and scale of residential development, an adverse impact upon the character and appearance of the area in terms of the openness and rural character of the Green Belt, landscape character, and the pattern of development in the area, and damage to the setting of non-designated heritage assets.
199. No very special circumstances have been submitted that would justify the development and clearly outweigh the harm to the Green Belt through inappropriateness and other harm identified.

Recommendation

200. Officers recommend that the application is refused for the following reason: -
 1.
 - i) The proposed two-storey buildings would be closer to Station Road than the existing development and extend into the south western part of the site that is currently single storey in height. In addition, the existing evergreen screen along the railway would be removed and replaced with native landscaping. The proposal would result in a more visually dominant development from Station Road adjacent to the access and open up views of the site from Station Road to the south east. This would consequently lead to an increase in built development on these highly visible parts of the site surrounded by agricultural land which is considered to cause substantial harm to the openness of the Green Belt. The proposal is considered to represent inappropriate development that is, by definition, harmful to the Green belt in policy terms.
 - ii) The proposal would also result in other harm through a substantial loss of employment land that could be utilised for further employment uses and provide economic growth in the village that would contribute to the rural economy, incremental growth of residential development in an unsustainable location, an adverse impact upon the character and appearance of the area in terms of the openness and rural character of the Green Belt as stated above, the landscape character and pattern of development in this part of Station Road through the introduction of a two-storey, formal, suburban linear development at right angles to Station Road that would not reflect the informal, rural yard style layout of the site, and damage to the informal and rural settings of the non-designated heritage assets of Station House and Rowleys Hill as a

result of the in-depth formal layout and two-storey scale of the development.

iii) No very special circumstances have been submitted that would justify the development and clearly outweigh the harm to the Green Belt through inappropriate ness and other harm identified.

iv) The proposal is therefore contrary to Policies S/4 and NH/9 of the South Cambridgeshire Local Plan 2018 and paragraphs 143, 144 and 145 of the National Planning Policy Framework 2019 that seek to resist inappropriate development in the Green Belt, Policy E/14 of the South Cambridgeshire Local Plan 2018 that seeks to resist the redevelopment of existing employment sites to non-employment uses within or on the edge of development frameworks where the overall benefit to the community of the proposal would not outweigh any adverse effect on employment opportunities and the range of available employment land and premises, Policies S/7 and S/10 of the South Cambridgeshire Local Plan 2018 that seek to directs developments to the most sustainable sites with easy access to a wide range of services and facilities, Policies NH/2, HQ/1 and NH/8 of the South Cambridgeshire Local Plan 2018 that seek to preserve the character and appearance of the area, and Policy NH/14 of the South Cambridgeshire Local Plan 2018 that seeks to protect heritage assets.

Background Papers

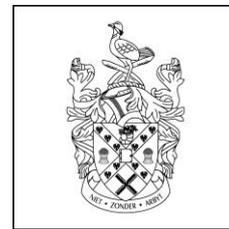
- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents
- File references S/4057/19/FL

Report Author:

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Agenda Item 8



South
Cambridgeshire
District Council

9 Sept 2020

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic
Development

S/3215/19/DC – LONGSTANTON (THE RETREAT, FEWS LANE, LONGSTANTON, CB24 3DP)

Proposal: Discharge of condition 4 (foul water drainage) and 5 (surface water drainage) of planning permission S/2937/16/FL

Applicant: Mr Gerry Caddoo, Landbrook Homes Ltd

Key material considerations: Foul Water Drainage, Surface Water Drainage and Flood Risk

Date of Member site visit: None

Is it a Departure Application?: No

Decision due by: 11 December 2019

Application brought to Committee because: This application has been referred to the Committee on the basis of a Parish Council objection, third party objections and the public interest in this application.

Presenting officer: Emma Ousbey

Executive summary

1. Planning permission S/2937/16/FL was previously allowed on appeal for the erection of a 3no. bedroomed dwelling with parking on 27 September 2018. This current application seeks the discharge of condition 4 of S/2937/16/FL, which requires the submission of full details of the foul water drainage strategy for written approval by the local planning authority. The application also seeks discharge of condition 5 of S/2937/16/FL, which requires the submission of full details of the proposed surface water drainage, both from the building itself and from the proposed driveway area for written approval by the local planning authority. Both conditions were imposed by the Planning Inspector on the decision notice in order 'to prevent flooding'.
2. The submitted details, as amended, have been reviewed and assessed by officers and a drainage consultant appointed to review the submission on behalf of the local planning authority. A detailed report prepared by this consultant has

been appended to this report for Members to consider as part of their review of this application.

3. Longstanton Parish Council objects to the discharge of condition 5. Third party representations have been received objecting to the discharge of both condition 4 and condition 5. Numerous concerns have been raised, as summarised, in respect of technical details relating to the proposed foul water and surface water drainage; accordance of the proposals with the surface water drainage hierarchy; accordance of the proposals with adopted Local Plan policies CC/7, CC/8 and CC9, as well as national policy and guidance; lack of information; that the proposals will increase water runoff into Longstanton Brook increasing flood risk; that the proposed surface water runoff will be greater than the existing runoff rate for this site (as undeveloped); and that the proposed outfall into the existing watercourse is outside of the red line application boundary.
4. Both officers and the appointed drainage consultant are satisfied that the proposed submission details are in accordance with adopted national and local policy and guidance. It is considered that it has been satisfactorily demonstrated that the scheme provides a viable and fully justified foul and surface water drainage strategy that will not increase flood risk elsewhere. In officers' judgment, the extension (if any) of the development beyond the red line boundary would be de minimis, and in any event into an area within the same ownership as the site. Even if the development could be said to extend beyond the red line boundary, it would not be appropriate or proportionate, nor in the public interest, to require a planning application to extend the red line in those circumstances.
5. Members are therefore requested to support the application.

Relevant planning history

6. Applications relating to the application site:

S/2439/18/FL – The erection of a 3 bedroom bungalow with parking - Approved

S/2937/16/FL – Proposed erection of a 3-bedroomed bungalow and parking – Allowed on appeal

S/0999/14/FL – Extension and alteration to existing bungalow to provide a house with ground, first and second floors (second floor attic rooms) – Approved

S/2561/12/FL – Erection of two bungalows - Approved

7. Applications adjacent to the application site:

20/02453/S73 – Variation of condition 7 (traffic management plan) pursuant to planning permission S/0277/19/FL to reflect the proposals in the traffic management plan to substitute the current wording with 'the development hereby permitted shall be carried out in accordance with the traffic management plan prepared by SLR consulting, version Final 1 and dated December 2019'. – pending consideration

S/0277/19/COND9 – Condition 9 – foul and surface water drainage – pending consideration

S/0277/19/CONDA – Submission of details required by condition 11 (scheme that demonstrates a minimum of 10% carbon emissions) and 12 (water conservation strategy) of planning permission S/0277/19/FL – pending consideration

S/4471/19/DC – Discharge of condition 7 (traffic management plan) pursuant to planning permission S/0277/19/FL – pending consideration

S/3875/19/DC – Discharge of conditions 4 (hard and soft landscaping), 6 (boundary treatment), 9 (foul and surface water drainage), 11 (renewable energy) and 12 (water conservation) pursuant to planning permission

S/0277/19/FL - Refused

S/2508/19/DC – Discharge of condition 7 (traffic management plan) pursuant to planning permission S/0277/19/FL - Refused

S/0277/19/FL – Demolition of the existing bungalow and construction of two dwellings including car parking and landscaping - Approved

S/1059/16/DC – Discharge of condition 3 (materials), 4 (boundary treatment), 5 (hard and soft landscaping), 7 (surface water drainage), 8 (finished floor levels), 13 (traffic management plan) and 14 (archaeology) of S/1498/15/FL - Approved

S/1498/15/FL – Erection of two dwellings – Approved

Planning policies

8. National Planning Policy Framework (2019) (NPPF)
National Planning Practice Guidance (PPG)
9. South Cambridgeshire Local Plan 2018
 - S/1 Vision
 - S/2 Objectives of the Local Plan
 - S/3 Presumption in Favour of Sustainable Development
 - HQ/1 Design Principles
 - CC/7 Water Quality
 - CC/8 Sustainable Drainage Systems
 - CC/9 Managing Flood Risk
10. Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (SPD) 2020
Cambridgeshire Flood and Water SPD 2016

Consultation

11. Longstanton Parish Council:

Comments received 11 August 2020: Continue to object to this application as it continues to propose discharge of the surface water drainage directly into the village watercourse which is in contravention of policies CC8 and CC9 of the South Cambridgeshire Local Plan.

Comments received 15 October 2019: recommend this application for objection as it proposed to discharge the surface water drainage directly into the village watercourse which is in contravention of planning condition 5 requiring surface water drainage to be filtered through soil. Longstanton Parish Council support the

comments made to the planning authority by neighbours in the letter dated 8 October 2019.

12. **SCDC Sustainable Drainage Engineer:** comments dated 26 October 2019 – the condition can be discharged in full.

13. **Anglian Water:** comments dated 26 June 2020 and 1 July 2020 - the foul water drainage strategy is acceptable to Anglian Water, we can therefore recommend the discharge of condition 4. The surface water drainage strategy does not involve discharge to Anglian Water owned assets, we therefore have no comments to make regarding the discharge of condition 5.

14. **Stantec consultants, appointed on behalf of Greater Cambridge Shared Planning Service to provide further specialist drainage advice:** full report of 20 August 2020 has been attached and is provided at Appendix A. Their report concludes that:

- Based on the information submitted we find that it has been satisfactorily demonstrated that the scheme can provide a viable drainage strategy that will not increase flood risk elsewhere.
- We conclude that the application would accord with policy CC/7, for foul drainage.
- We conclude the application would accord with policies CC/7, CC/8, CC/9 for surface water drainage.
- We recommend the applicant undertakes ordinary watercourse consent prior to the installation of the outfall arrangement.
- The future owner will need to be informed on the location of the underground storage tank, the maintenance responsibilities for the tank and covenant to ensure the driveway remains permeable in the future.
- The submission is considered consistent with the Cambridgeshire Flood and Water SPD for design of surface water drainage and paragraph 163 of the NPPF, which requires local planning authorities, when determining any planning applications, to ensure that flood risk is not increased elsewhere.
- We recommend the discharge of conditions 4 and 5 for the site.

Representations from members of the public

15. Representations have been received from The Elms, Fewes Lane dated 18 October 2019 and The Fewes Lane Consortium dated 8 October 2019; 2 June 2020; 13 July 2020; 16 July 2020 and 13 August 2020 in relation to the application. The following concerns have been raised (as summarised):

- Object to the discharge of any part of condition 5 (surface water drainage)
- Details provided with this application are insufficient to assess whether the surface water scheme proposed complies with relevant local and national policies.
- Reconsultation should be undertaken to allow consultees to make representations on the application as amended.
- Condition 4 proposes discharge of foul water into the public sewerage system, but no evidence has been provided to demonstrate that the

- existing public sewerage system has capacity for the additional flows from the proposed development or that discharge into the public sewerage system has been agreed with the relevant sewerage undertaker.
- Surface water drainage arrangements fail to comply with policies CC/7, CC/8 and CC/9 of the Local Plan.
 - No surface water drainage arrangements for the proposed driveway are shown on the submitted plans. Unclear if it is intended that permeable paving should be used to discharge the driveway surface water by infiltration. Minimum information required typically includes infiltration testing conducted in accordance to BRE Digest 365, including plan showing locations of tests. If infiltration is suitable for the driveway area of the site, no explanation has been submitted as to why it is not being used to discharge the surface water from the building.
 - Council's drainage consultation response fails to consider the relevant particulars of the development proposed, the applicable local and national policies and basic principles of sustainable urban drainage system design.
 - Drainage consultation comments for S/3875/19/DC comment on the arrangements under this application, stating 'the dwelling towards the north appears too close to the watercourse to enable soakaways to be positioned 5m from the dwelling without impacting on the hedge and bank of the watercourse'. There are numerous locations within the application site greater than 5m from the building foundations. The 5m rule is a rough rule of thumb that can be assumed safe for any building on any type of soil. Without proper geotechnical assessment it may be possible in many soils to install infiltration features and traditional soakaways much closer to the foundations.
 - The following three material considerations preclude the discharge of condition 5:
 - 1) The scheme proposes an increase in surface water discharge from the site into Longstanton Brook from the pre-development discharge volume, thereby increase the flood risk of nearby properties. Contrary to the stated reason for the condition 'to prevent flooding'.
 - 2) Scheme positions the outfall for surface water drainage system outside of the red line boundary of the site. An application to discharge a planning condition cannot extend the boundaries of land to which planning permission relates.
 - 3) The relevant policies of the development plan are a material consideration and policies CC/8 and CC/9 of the Local Plan militate against approval of the application.
 - Planning conditions are to be interpreted in a common sense way, having regards to the underlying purpose for the condition as is demonstrated by the reasons stated for the imposition of the condition or conditions in question (*R (Sevenoaks District Council) v Secretary of State* [2004] EWHC 771 (Admin)).
 - The Appeal Decision granting permission in regards to application reference S/2937/16/FL states that, "in particular, conditions relating to foul and surface water drainage are necessary, to prevent flooding".
 - However, under the scheme submitted by the applicant, the risk of flooding to nearby properties would actually be increased because the runoff volume from the development to the nearby surface watercourse for nearly all rainfall

events would exceed the runoff volume for the same event prior to redevelopment.

- The increase in surface water proposed to be discharged from the site would flow into Longstanton Brook, which has an extensive history of flooding.
- The relevant local and national planning policies indicate that development of brownfield sites should seek to reinstate greenfield runoff rates wherever possible and, in any case, that the post-development discharge rate should never exceed the rate of discharge from the development prior to redevelopment.
- The land proposed to be used for the outflow of the surface water drainage system falls outside the red line boundary on the location plan identifying the land to which the planning permission relates. No planning permission has been granted for any development to take place in, on, over, or under land outside of the boundaries of the application site.
- If the applicant wishes to extend the red line boundaries of the application site to include the land proposed for the surface water outflow, an application must be submitted under section 73 of the 1990 Act. The Council cannot use an application to discharge a planning condition to effect the same result that would properly be effected through an application submitted under section 73 of the 1990 Act.
- Policy CC/8 of the Local Plan 2018 states that: “Development proposals will be required to demonstrate that [...] surface water drainage schemes comply with *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems* and the *Cambridgeshire Flood and Water Supplementary Planning Document* or successor documents.”
- *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems* states in paragraph S3 that: “For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.”
- *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems* states in paragraph S5 that: “Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event.”
- The *Cambridgeshire Flood and Water Supplementary Policy Document* states in paragraph 6.3.8 that: “Brownfield (previously developed land) sites must reduce the existing runoff from the site as part of the redevelopment. Where possible, in order to provide betterment, redevelopments should look to reinstate greenfield runoff rates.”
- Under the scheme submitted by the applicant, the peak runoff rate of discharge from the development to the nearby surface watercourse would exceed the peak runoff rate of discharge of the site prior to redevelopment, which is contrary to policy CC/8 of the Local Plan 2018, contrary to paragraph

S3 of *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems*, and contrary to paragraph 6.3.8 of the *Cambridgeshire Flood and Water Supplementary Policy Document*.

- Under the scheme submitted by the applicant, the runoff volume from the development to the nearby surface watercourse for the 1 in 100 year, 6 hour rainfall would exceed the runoff volume for the same event prior to redevelopment, which is contrary to policy CC/8 of the Local Plan 2018 and contrary to paragraph S5 of *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems*.
- Policy CC/9 of the Local Plan 2018 states that: “In order to minimise flood risk, development will only be permitted where: [...] The destination of the discharge obeys the following priority order: i. Firstly to the ground via infiltration ii. Then, to a water body; iii. Then, to a surface water sewer; iv. Discharge to a foul water or combined sewer is unacceptable.”
- The information submitted by the applicant indicates that opportunities to use infiltration to discharge the surface water collected from the impermeable areas of the proposed development have not been adequately explored.
- It is a material consideration that the applicant owns other land immediately adjoining the application site that could be used to discharge the collected surface water through infiltration. (See Section 72(1) of the Town and Country Planning Act 1990.)
- Policy CC/9 of the Local Plan 2018 states that, “In order to minimise flood risk, development will only be permitted where: [...] there would be no increase to flood risk elsewhere”. The increase in surface water proposed to be discharged from the site would flow in Longstanton Brook, which has an extensive history of flooding. This would be contrary to policy CC/9 of the Local Plan 2018.
- Policies CC/8 and CC/9 of the Local Plan 2018 clearly militate against the approval of the details submitted with this application. Pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- The Fewes Lane Consortium Ltd has received legal advice that residential gardens within built-up areas are classified as greenfield land for planning purposes, not brownfield land, as was implied in the Consortium’s letter dated 13 July 2020.
- Whilst this does not change the substance of the Consortium’s objections to the proposed development, it does mean that different paragraphs of *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems* and the *Cambridgeshire Flood and Water Supplementary Policy Document* should have been quoted in the Consortium’s representations.
- *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems* states in paragraph S2 that: “For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.”

- *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems* states in paragraph S4 that: “Where reasonably practicable, for greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event. “
- The *Cambridgeshire Flood and Water Supplementary Policy Document* states in paragraph 6.3.6 that: “All new developments on greenfield land are required to discharge the runoff from the impermeable areas at the same greenfield runoff rate, or less than, if locally agreed with an appropriate authority or as detailed within the local planning policies of District and City Councils.”
- Under the scheme submitted by the applicant, the peak runoff rate of discharge from the development to the nearby surface watercourse would exceed the greenfield runoff rate for the 1 in 1 year and 1 in 100 year rainfall events, which is contrary to policy CC/8 of the Local Plan 2018, contrary to paragraph S2 of *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems*, and contrary to paragraph 6.3.6 of the *Cambridgeshire Flood and Water Supplementary Policy Document*.
- Under the scheme submitted by the applicant, the runoff volume from the development for the 1 in 100 year, 6 hour rainfall event would exceed the greenfield runoff volume for that event, which is contrary to policy CC/8 of the Local Plan 2018 and contrary to paragraph S4 of *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems*.
- The use of Sustainable Drainage Systems (“SuDS”) and the ability to integrate appropriate SuDS features into any development should be considered from the earliest phases of site selection and design. When considered at the appropriate time early in the design process, even the smallest sites can effectively integrate SuDS features, which can provide benefits in terms of reduced flood risks and provide positive contributions in terms of landscaping, residential amenity, and opportunities to enhance biodiversity.
- In the case of this development, no consideration was given to the issues of surface water drainage at the design phase, and as a result, the applicant has proposed to discharge the collected surface water into the village’s watercourses.
- The proposed rate of attenuation of discharge is insufficient and would result in an increased volume and rate of surface water discharge from the site, which would increase the risk of flooding elsewhere. This outcome is contrary to the inspector’s stated reason for imposing the surface water condition, which was to prevent flooding.
- The applicant has failed to consider any of the numerous options to discharge the collected surface water through infiltration. The details submitted by the applicant are also, by objective measures, contrary to policies CC/8 and CC/9 of the development plan.
- Having failed to consider appropriate SuDS solutions at the design phase, the applicant cannot now reasonably expect the Council to approve details that are contrary to the relevant policies of the development plan and that would increase the risk of flooding. This application should therefore be refused by the Council.

16. Full copies of all representations can be viewed on the public file available online.

The site and its surroundings

17. The application site is within the development framework boundary of Longstanton village. It lies outside of the conservation area and sits to the rear of 'The Retreat', an existing bungalow of late 1960s masonry and tile construction. Extant planning permission exists for the demolition of 'The Retreat' and replacement with 2no. dwellings (S/0277/19/FL). To the west of the application site are 2no. recently constructed dwellings (S/1498/15/FL). The application site is currently residential garden associated with 'The Retreat' and benefits from planning consent for the erection of a 3-bedroom bungalow with parking (S/2937/16/FL).
18. The application site is accessed off the High Street via Fews Lane, an unadopted access drive and public right of way. Immediately to the north of the garden lies an existing watercourse (ditch) which outfalls into the Longstanton Brook. The site lies within Flood Zone 1 and therefore has a low probability of flooding from rivers and sea. The Environment Agency Surface Flood Water Map shows that this site is in an area of Low to Very Low Surface Water Flood Risk. Longstanton Brook is shown nearby to be at medium to high risk of surface water flooding.

The proposal

19. Planning permission S/2937/16/FL was allowed on appeal at this site for the erection of a 3-bedroomed bungalow with parking. This permission was granted subject to the following pre-commencement conditions which are now sought to be discharged under this current application:

Condition 4 – no construction work shall be commenced until full details of the proposed arrangements for foul water drainage have been submitted to the local planning authority and approved in writing. The new dwelling shall not be occupied or brought into use until the foul water drainage system has been installed and made operational, in accordance with these approved details.

Condition 5 – no construction work shall be commenced until full details of the proposed surface water drainage, both from the building itself and from the proposed driveway area, have been submitted to the local planning authority and approved in writing. The new dwelling shall not be occupied or brought into use until the surface water drainage system has been installed and made operational, in accordance with these approved details.

20. In imposing these conditions the Planning Inspector states, '*conditions relating to foul and surface water drainage are necessary, to prevent flooding, and these need to take effect prior to commencement, to ensure an orderly sequence of works...However, a specific condition controlling run-off from the new dwelling's driveway is unnecessary, as this can be controlled by the condition that I have imposed relating to surface water drainage*'.

21. During the course of the application additional and revised information and details have been submitted and some of the information initially issued to discharge the relevant planning conditions has been superseded.
22. The proposed foul water drainage system details discharge of foul drainage into an existing foul sewer in Fews Lane.
23. The proposed surface water drainage system details discharge of surface water to an attenuation tank located within the rear garden of the dwelling. The proposed tank is 1.5m x 7.0m x 0.4m and is stated to be capable of storing to up to the 1 in 100 year plus 40% climate change event. A hydrobrake flow control chamber is shown at the outfall to the proposed storage attenuation tank, which discharges to the existing watercourse (ditch) to the north. The flow control is proposed to limit flow to a rate of approximately 1 litre per second.
24. The submitted information shows the existing watercourse to be at an approximate depth of 1.39m. The width has been measured as approximately 5.3m wide, at the top of the bank, and 2m wide at the base of the watercourse.
25. The driveway serving the dwelling is proposed as a gravel driveway, operating as an infiltration feature.

Background

26. This application was submitted to and validated by the Council on 16 September 2019. A delegated decision was issued on 28 October 2019 confirming discharge of conditions 4 and 5 attached to S/2937/16/FL (allowed on appeal), subject to installation of the foul water and surface water drainage systems in accordance with the approved details.
27. This decision was subject to judicial review from an interested third party who wished to submit comments on the proposed foul and surface water drainage scheme prior to the local planning authority's determination of the application. A consent order was issued on 12 May 2020 quashing the Council's delegated decision to discharge conditions 4 and 5 dated 28 October 2019. The application has subsequently been passed back to the local planning authority for re-consideration and to allow for third party comments to be submitted. These third party comments have since been received and are summarised within this report. Officers can confirm that this application has been subject to re-consultation, including further re-consultation following receipt of additional submissions from the applicant.
28. This application for discharge of conditions is now brought to the planning committee for their consideration of the officers' recommendation in respect of the discharge of conditions 4 and 5 attached to planning permission S/2937/16/FL relating to foul and surface water drainage respectively.
29. The Greater Cambridge Shared Planning Service has appointed expert advice on drainage matters to allow the local planning authority to fully consider the submission details provided by the applicant, to consider any third party

comments and to assess the proposed scheme for foul and surface water drainage at this site having full regard to adopted national and local planning policy, as well as published and acknowledged approaches and best practice. A full copy of the report prepared by the appointed consultant, Stantec, is provided at Appendix A, which also includes details of the qualifications and expertise of the consultant providing the advice to the local planning authority.

Planning assessment

30. The National Planning Policy Framework (NPPF) aims to ensure that flood risk is considered at all stages of the planning process to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of highest risk. In exceptional circumstances, where new development is necessary in flood risk areas the policy also aims to ensure it is safe, without increasing flood risk elsewhere, and where possible reducing flood risk overall. For sites less than 1ha in size, such as the application site subject to this discharge of conditions request, and not at risk of flooding, a Flood Risk Assessment is not required, but nevertheless, the principles of ensuring the appropriate and sustainable management of drainage, to mitigate or prevent future flooding, should still form the basis for a sustainable drainage strategy and be used in support for the promotion of sustainable development. The proposed submission details have been assessed taking into account the requirements of the NPPF, in particular paragraph 163.
31. Third party representations refer to the Sustainable Drainage Systems Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and state that the discharge of condition request should be refused on the basis of the contents of these Technical Standards. A statement from the Secretary of State for Communities and Local Government dated 18 December 2014 makes clear that these Technical Standards only apply to developments of 10 homes or more or major commercial development. On this basis, these Technical Standards are accordingly not relevant in the assessment of this application.
32. The Cambridgeshire Flood and Water SPD provides guidance on the approach taken to the design of new development to manage and mitigate flood risk, including sustainable drainage systems. The SPD promotes the surface water hierarchy as follows:
1. To ground in an adequate soakaway or some other adequate infiltration system; or where that is not reasonably practical
 2. A watercourse; or where that is not reasonably practical
 3. A surface water sewer; or where that is not reasonably practical
 4. A combined sewer.
33. The Flood and Water SPD provides further guidance on drainage strategies, including suitability of infiltration measures on a site, encouraging opportunities to integrate SuDs being maximised and where obstacles to their use persist, requiring this to be fully justified by an applicant. The SPD also advises that where discharge into a third party asset (such as a watercourse or public sewer) is proposed, then appropriate permissions and consents should have been

discussed with the asset owner. The SPD additionally outlines the information required to be submitted as part of any surface water drainage strategy, noting that the level of information provided should be proportionate to the size and complexity of the site. Officers are satisfied that the level of information provided as part of this submission is appropriate, proportionate and in accordance with the adopted SPD.

34. Policies CC/7, CC/8 and CC/9 of the adopted South Cambridgeshire Local Plan 2018 are pertinent to the assessment of the details submitted. Policy CC/7 Water Quality requires all development proposals to demonstrate that there is adequate water supply, sewerage and land drainage systems to serve the whole development. It also expects that foul drainage to a public sewer should be provided wherever possible.
35. Policy CC/8 Sustainable Drainage Systems requires development proposals to incorporate surface water drainage systems (SuDs) appropriate to the nature of the site. Development proposals are required to demonstrate that:
 - a) Surface water drainage schemes comply with the Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems and the Cambridgeshire Flood and Water Supplementary Planning Document or successor documents;
 - b) Opportunities have been taken to integrate sustainable drainage with the development, create amenity, enhance biodiversity, and contribute to a network of green (and blue) open space;
 - c) Surface water is managed close to its source and on the surface where it practicable to do so;
 - d) Maximum use has been made of low land take drainage measures, such as rainwater recycling, green roofs, permeable surfaces and water butts;
 - e) Appropriate pollution control measures have been incorporated, including multiple component treatment trains; and
 - f) Arrangements have been established for the whole life management and maintenance of surface water drainage systems.
36. Policy CC/9 Managing Flood Risk states that in order to minimise flood risk, development will only be permitted where:
 - a) The sequential test and exception tests established by the National Planning Policy Framework demonstrate the development is acceptable (where required).
 - b) Floor levels are 300mm above the 1 in 100 year flood level plus an allowance for climate change where appropriate and where appropriate and practicable also 300mm above adjacent highway levels.
 - c) Suitable flood protection / mitigation measures are incorporated as appropriate to the level and nature of flood risk, which can be satisfactorily implemented to ensure safe occupation, access and egress. Management and maintenance plans will be required, including arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime;
 - d) There would be no increase to flood risk elsewhere, and opportunities to reduce flood risk elsewhere have been explored and taken (where

- appropriate), including limiting discharge of surface water (post development volume and peak rate) to natural greenfield rates or lower, and
- e) The destination of the discharge obeys the following priority order:
- i. Firstly, to the ground via infiltration;
 - ii. Then, to a water body;
 - iii. Then, to a surface water sewer;
 - iv. Discharge to a foul water or combined sewer is unacceptable.

Policy CC/9 continues further, setting out the requirements for site specific flood risk assessments.

37. In January 2020, the Greater Cambridge Sustainable Design and Construction SPD was adopted. This update is an addendum to the wider Cambridgeshire Flood and Water SPD (2016), and specifically incorporates updates following the publication of the adopted Local Plan in 2018. Whilst it is acknowledged that the adoption of the Sustainable Design and Construction SPD was post the approval of the development under application S/2937/16/FL and therefore the imposition of the conditions currently under consideration, it is a material consideration in the assessment of this application and therefore must be afforded some weight in the decision-making process. In addition, policy CC/8, criteria a) makes reference to ‘...the Cambridgeshire Flood and Water Supplementary Planning Document or successor documents.’ Paragraph 3.7.2 of the Sustainable Design and Construction SPD states ‘this section of the SPD focuses on guidance for the implementation of SuDs policy in the Cambridge Local Plan (2018). This guidance supplements the wider guidance on flooding and drainage provided for in the Cambridgeshire Flood and Water SPD. For applications in South Cambridgeshire, further guidance on policy implementation, alongside drainage checklists, is provided in the Cambridgeshire Flood and Water SPD.’ On this basis, Officers are satisfied that no further assessment of the submission details is required against the recently adopted Sustainable Design and Construction SPD in this instance, and that the guidance within the Cambridgeshire Flood and Water SPD remains relevant to the decision-making for this application.

Condition 4 – Foul Water Drainage

38. Condition 4 relates to discharge of the foul water drainage strategy for the approved 1no. dwelling within the application site. The submitted proposals detail discharge of foul water from the dwelling into an existing public sewer within Fewes Lane. This arrangement is considered acceptable in principle, in accordance with policy CC/7 of the South Cambridgeshire Local Plan 2018.
39. A third-party representation raises concern that there has been no evidence provided to demonstrate that the existing public sewerage system has capacity to accommodate additional flows from the development or that discharge into the public sewerage system has been agreed with the relevant sewerage undertaker.
40. As part of the consultation process for this application, a response has been received from Anglian Water, the relevant public sewerage undertaker for this site, who has reviewed the submitted foul water drainage strategy. Anglian Water

has confirmed within its written response to the local planning authority that it recommends the discharge of condition 4.

41. On the above basis, and in accordance with the recommendation of our appointed drainage consultant, officers consider that the details provided by the applicant seeking discharge of condition 4 of planning permission S/2937/16/FL are in full accordance with both national and local planning policy and guidance, including Policy CC7 of the South Cambridgeshire Local Plan 2018 and the Cambridgeshire Flood and Water SPD.

Condition 5 – Surface Water Drainage

42. This application also seeks to discharge condition 5, relating to the proposed surface water drainage strategy for the application site, including surface water arising from both the dwelling itself and the associated driveway area. As set out above, the surface water drainage strategy, in summary, seeks to discharge surface water from the dwelling to an attenuation tank located within the rear garden. Surface water from that attenuation tank is then controlled via a hydrobrake flow control chamber into an outfall that falls into the existing watercourse (ditch) to the north. The attenuation tank has been designed to accommodate a 1 in 100 year plus 40% climate change event, and to discharge at a control rate of 1l/s to the adjacent watercourse.
43. The driveway is proposed to be laid to gravel and operate as an infiltration feature.
44. Geotechnical investigation and infiltration tests, in accordance with industry standards, have been undertaken by the applicant, the results of which have been submitted and used to inform the proposed design of the drainage strategy for the application site.
45. The use of permeable surfacing for the driveway is in full accordance with the SuDs hierarchy set out within both policy CC/8 and the Cambridgeshire Flood and Water SPD, which directs discharge, as a first priority, to the ground via infiltration. Infiltration tests supplied by the applicant demonstrate suitable ground conditions for use of infiltration in this location.
46. Surface water run-off from the roof of the dwelling via infiltration, in accordance with the first priority of the SuDs hierarchy set out within Local Plan policy and the Flood and Water SPD, has been discounted by the applicant. Officers and our appointed drainage consultant (Stantec) consider that this has been sufficiently evidenced and justified due to the constricted space within the site for conventional soakaways or an alternative means of infiltration and due to the geological conditions of the site.
47. Third party representations have been received, stating that the proposed surface water drainage strategy does not accord within the SuDs hierarchy set out within the Local Plan.

48. Officers agree with the third-party objector that the submitted surface water drainage strategy is required to fully accord with the SuDs hierarchy. The SuDs hierarchy sets out a priority order, however it does also allow for discharge not via infiltration, where it can be fully justified as being inappropriate due to site specific reasons or conditions. Accordingly, where fully justified, a surface water strategy that discharges into a water body, such as that proposed, remains in full accordance with adopted national and local planning policy and guidance, being the next suitable option in the SuDs hierarchy priority order.
49. Use of a soakaway results in a concentrated point source of water within the ground. It is advised by the appointed drainage consultant that the risk of water affecting the soils under shallow foundations can be quite high if a soakaway is located close to a building. The Building Regulations, part H, advises against soakaways within 5m of building and roads.
50. In addition, geotechnical information supplied by the applicant evidences clay rich soil of a high plasticity index is present at the site. Again, our appointed drainage consultant has advised that the soil characteristics at this site, are therefore more likely to be at risk of failure through the introduction of soakaways, due to the swelling and shrinkage characteristics of this soil type. Therefore, soakaways or another infiltration feature accepting concentrated run-off, are not recommended within 5m of the building foundations or in proximity to the banks of the existing watercourse. Application of a 5m offset from the building footprint would leave an area of c. 2.5m from the bank of the existing watercourse. Locating soakaways adjacent to a watercourse is also not recommended.
51. Whilst it is agreed with the third-party comments that the 5m rule is not conclusive, given the site characteristics, geology, and proximity of the watercourse, sufficient evidence and justification exists to discount discharge via solutions which concentrate infiltration at this site. Subsequently, in accordance with the priority order of the SuDs hierarchy, discharge to the local watercourse is the next suitable option to deal with the roof run-off for this site, as proposed.
52. Third party representations further state that there are numerous locations for soakaways within the application site greater than 5m from the foundations of the buildings. This has been assessed by the appointed drainage consultant and it is advised that all possible locations within the site have been reviewed and ruled out. Locations outside of the application boundary have not been considered, as this is not deemed to be appropriate.
53. The appointed drainage consultants and officers are subsequently satisfied that the priority SuDs hierarchy order of policy CC/9 is fully accorded with, in respect of discharge to the local watercourse for roof run-off for this site.
54. Greenfield discharge rates have been provided by the applicant for this site. These being:
- 0.1l/s for the 1 year
 - 0.2 l/s for Qbar (mean annual flood)
 - 0.4l/s for 30 years
 - 0.6 l/s for 100 years

55. The proposed discharge rate for the site is 1l/s using a hydrobrake; this being a mechanism used to control the flow of water from the attenuation tank into the outfall and existing watercourse.
56. It is acknowledged that the proposed development runoff rate will exceed the existing greenfield runoff rate for this site. The third party has raised an objection to this application on that basis, stating that as 'the scheme proposes an increase of surface water discharged from the site into Longstanton Brook from the pre-development discharge volume, thereby increasing the flood risk of nearby properties, this is contrary to the stated reason for the condition, which is to prevent flooding'. A similar objection is raised by Longstanton Parish Council.
57. The appointed drainage consultant has advised that the development is for a single dwelling, therefore the equivalent greenfield runoff rates for such a scheme will always be minimal. Therefore, to provide attenuation at the greenfield rate, then this would require the use of a water flow control feature of such a small size that it would be at a high risk of blockages, which itself would then be considered a flood risk. This position is supported by the 'Rainfall Runoff Management for Developments' national guidance, as advised by our appointed drainage consultant.
58. In addition, the Cambridgeshire Flood and Water SPD states that hydrobrakes should be used where rates are between 2l/s – 5l/s and that pipes below 2l/s are prone to blockage, but that this can be overcome with product selection and design. The appointed drainage consultant advises that since the publication of the SPD (2016) manufacturers have now developed hydrobrakes that can operate at 1l/s, as proposed, and that this is the minimum viable runoff flow rate for sustainable control without high risk of blockage (which would cause a greater risk of flooding).
59. Our appointed drainage consultants' report, attached, provides further assessment of the 1l/s flow rate and assesses it having regard to the potential flood risk associated with this. This work concludes that, modelled on a worst-case scenario, the discharge rate of 1l/s will amount to 0.05% capacity of the existing watercourse for the proposed site. Therefore, runoff from this development site would amount to a negligible impact on level and flows associated with the existing watercourse.
60. In addition, the applicant has submitted calculations for the operation of the proposed attenuation during a 10 year 60-minute winter storm plus 40% climate change, with a fully submerged outfall scenario. The submitted information demonstrates that even in this worst-case scenario, the proposed site will not flood, nor will it cause off-site flooding.
61. It is acknowledged that SPD guidance is to ensure that proposed development does not exceed existing greenfield runoff rates, however such a requirement would likely hinder any small-scale development such as this and the implementation of controls to reduce runoff rates to greenfield below the proposed 1l/s is considered a higher potential flood risk, due to the potential for blockages.

The approach set out within the proposed surface water drainage strategy is therefore recommended by the appointed drainage consultant, acting on behalf of the local planning authority, and officers agree that it is overall in accordance with the NPPF, Local Plan policies and the Cambridgeshire Flood and water SPD.

62. The site is not deemed to be at risk of flooding and is below 1ha in size, therefore the requirements for a Flood Risk Assessment are not relevant for this application. Similarly, the site is not subject to the Sequential tests. This is in full accordance with policies CC/8 and CC/9 of the Local Plan.
63. As required by policy CC/9, a below ground operation and maintenance strategy report has been submitted by the applicant, and this will form part of the Health & Safety file for the site. The responsibility for future management and maintenance is secured by this strategy and will be the responsibility of any future owner. These details have been reviewed by our appointed drainage consultant and confirmed as being acceptable.
64. In summary, given the above details, and in accordance with the recommendation of our appointed drainage consultant, officers consider that the details provided by the applicant seeking discharge of condition 5 of planning permission S/2937/16/FL are overall in accordance with both national and local planning policy and guidance, including policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and the Cambridgeshire Flood and Water SPD.

Other matters

65. Third party representations have been made on the basis that condition 5 should not be discharged as the position of the final outfall for the proposed surface water drainage system is located outside of the red line boundary of the site and that an application to discharge a planning condition cannot extend the boundaries of land to which planning permission relates. The third party recommends that a planning application is made to extend the red line boundary of the application site to include the land proposed for the surface water outflow into the existing watercourse.
66. Officers have considered the red line application boundary against the extent of the development proposed. In officers' judgment, whilst it is arguably the case that the pipe outlet does not extend beyond the red line boundary, if it does, the development beyond that boundary is considered to be so minor that it is de minimis. The query raised by the third party relates to a relatively small part of a pipe outlet, which is underground, and which will not protrude past the profile of the existing ditch. In any event, given that the watercourse immediately adjoins the northern boundary of the site, the area up to the mid-point of the ditch would be presumed to be within the same land ownership as the application site, and the pipe outlet falls well short of that mid-point.
67. In summary, discharging condition 5 either, does not require an extension of the red line boundary, or, in the event that it does, any extension of development beyond that boundary is considered to be de minimis. It is officers' view that, in the circumstances, it would not be necessary, appropriate, or proportionate to

require an application to extend the red line boundary in the public interest. As such, officers recommend that the application to discharge conditions 4 and 5 can be determined in accordance with the recommendation provide below.

Conclusion

68. The submitted details to discharge condition 4, foul water drainage, and condition 5, surface water drainage, are acceptable and in accordance with national and local planning policy and guidance.

Recommendation

69. Officers recommend that the Planning Committee approve this application to discharge conditions 4 and 5 attached to planning permission S/2937/16/FL as follows:

Condition 4 (Foul Water Drainage)

The following details are acceptable to the local planning authority and therefore approved:

Site Plan, Drawing Reference FLL-345-Site 01
Drainage Layout, Drawing Reference 19/0321/100 Rev P9
Below Ground Construction Details, Drawing Reference 19/0321/110 Rev P2

Condition 4 shall be fully discharged once the foul water drainage system has been installed and made operational in accordance with the approved details.

Condition 5 (Surface Water Drainage)

The following details are acceptable to the local planning authority and therefore approved:

Site Plan, Drawing Reference FLL-345-Site 01
Drainage Layout, Drawing Reference 19/0321/100 Rev P9
Ditch Plan and Section 1, Drawing Reference 19/0321/101 Rev P3
Below Ground Construction Details, Drawing Reference 19/0321/110 Rev P2
Document titled Below Ground Drainage Operation and Maintenance Strategy Report, prepared by Andrew Firebrace Partnership Limited

Condition 5 shall be fully discharged once the surface water drainage system has been installed and made operational in accordance with the approved details.

Background Papers

Fews Lane, Longstanton: Drainage Review, Project Ref. 49304, Revision A, dated 20 August 2020. Prepared by Stantec UK Limited.

Appendices

Appendix A: Fewes Lane, Longstanton: Drainage Review, Project Ref. 49304, Rev A

Report Author:

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Fews Lane, Longstanton

Drainage Review

On behalf of **Greater Cambridge Shared Planning**



Project Ref: 49304/001 | Rev: AA | Date: August 2020

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Document Control Sheet

Project Name: Fews Lane, Longstanton

Project Ref: 49304

Report Title: Drainage Strategy Review

Doc Ref: Rev A

Date: 20 August 2020

	Name	Position	Signature	Date
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Reviewed by:	S Darch	Director	SCD	17/08/20
Approved by:	S Darch	Director	SCD	17/08/20
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
A	20/08/20	Updated capability statement and typos	SK	SCD	SCD

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

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Appendix G	Maintenance Plan
Appendix H	Greenfield Runoff Calculations
Appendix I	Manning's Equation for Watercourse
Appendix J	Micro-drainage Surface Water Calculations – submerged outfall

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1 Introduction

1.1 Capability Statement

1.1.1 The Authors of this report are Simon Darch and Stephanie Knowles, on behalf of Stantec Ltd.

Simon Darch, Director, Cambridge Office, Stantec

1.1.2 Simon is a Director in Stantec which is a development and infrastructure consultancy employing more than 22,000 staff and operating from 350 offices across 6 continents. Simon has a BEng (Hons) degree in Civil Engineering, and an MSc in Irrigation Engineering. He is a Chartered Civil Engineer, a Chartered Environmentalist and a Chartered Water and Environmental Manager. Simon is fellow of the Institution of Civil Engineers and Member of the Chartered Institution of Water and Environmental Managers. He has been working in the design and implementation of drainage and infrastructure required in residential and commercial developments of varying size in the UK since 1994, with previous experience of working in irrigation and agricultural communities in Australia, Tanzania and Indonesia.

1.1.3 Simon is a Technical Advisor to the Hobson's Conduit Trust (custodians of a heritage water body through Cambridge), and represents a number of Internal Drainage Boards in both a planning control context and the delivery of their capital works drainage projects and asset management. In this capacity he has been a member on the Northstowe Technical Liaison Group for Flood Risk and Drainage for the past 12 years, a planning steering group established to ensure a sustainable and exemplar approach on drainage issues arising from the proposed new town development to the north of Cambridge, and safeguarding the protection to the villages of Oakington, Longstanton and Swavesey.

1.1.4 Simon project managed one of DEFRA's nominated Integrated Urban Drainage Pilot studies, investigating the delivery mechanisms for sustainable drainage solutions at a strategic scale.

1.1.5 Simon was on the steering committee for the delivery of the original Cambridge Northern Fringe Water Cycle Strategy, and latterly is the Project Director for the Cambridge Water Cycle Strategy currently being developed.

1.1.6 He is also the framework manager for supply chain services to the Environment Agency's Next Generation Services Agreement, Collaborative Delivery Framework and is Stantec's national lead for the non-regulated water sector

Stephanie Knowles, Associate, Cambridge Office, Stantec

1.1.7 Stephanie is an Associate based in the Stantec Cambridge office. She has a BEng (Hons) degree in Civil Engineering and is currently working towards her chartership with the Institute of Civil Engineers.

1.1.8 She has over 20 years' experience in the engineering consulting industry. She has project managed a number of multidisciplinary schemes and has provided civil engineering, water and sustainability advice to a number of clients for a variety of schemes based in the UK and abroad.

1.1.9 Stephanie has been involved in assisting and preparing Flood Risk Assessments (FRAs), undertaking Flood Risk analysis, and drainage strategies including providing sustainable drainage solutions. She is experienced in producing ES Chapters and the production of strategic flood reports such as Strategic Flood Risk Assessments (SFRAs) and Surface Water Management Plans (SWMPs).

- 1.1.10 Stephanie has supported clients in her role as Sustainability Champion for a variant number of schemes for BREEAM, Code for Sustainable Homes (CfSH) and CEEQUAL. She is a qualified BREEAM AP and produces Sustainability Assessments to support projects through the planning process.

1.2 Background Information

- 1.2.1 This drainage review has been produced by Stantec on behalf of Greater Cambridge Shared Planning.
- 1.2.2 In 2019, the Planning Service considered and approved details of a scheme for the foul and surface water drainage to a new dwelling located in Fews Lane, Longstanton, Cambridgeshire, application Ref S/3215/19/DC. The site formed part of the formal garden for an existing dwelling (The Retreat).
- 1.2.3 The application (hereafter referenced as 'the site') is for a three-bedroom bungalow, which was initially made on October 2016 and subsequently refused on 4 September 2017 (S/2937/16/L), drainage did not form part of this objection. The application went to appeal, dated 06 September 2018. The appeal was subsequently allowed, and planning permission granted for the erection of the three-bedroom bungalow with conditions relating to foul and surface water drainage supplied. The planning information supplied by the applicant is to discharge these conditions and is addressed as part of this report, application S/3215/19/DC.
- 1.2.4 A separate application is to be submitted in relation to the demolition of the existing dwelling, (The Retreat), and its replacement by two proposed dwellings, application Ref S/0277/19/FL (hereafter referenced as the 'southern site'). This is to be a separate application and does not form part of this review.
- 1.2.5 An application for the erection of another two dwellings on land to the side of The Retreat (west of the site) was submitted on 12 June 2015 and subsequently approved on 6 January 2016, application reference S/1498/15/FL and S/1059/16/DC. These dwellings have since been constructed and are now occupied.
- 1.2.6 The applicant for the proposed development is Landbrook Homes Ltd (Mr Gerry Caddoo), hereafter referenced as the 'Applicant'.
- 1.2.7 This decision has been the subject of a judicial review from an interested third party who had wanted to submit technical comments on the proposed foul and surface water drainage scheme prior to the authority's consideration. In agreeing to the consent order to quash that decision, the Planning Authority has given an undertaking to allow the third party to submit their comments to the Local Planning Authority prior to re-consideration of the submission. The final decision on the reconsidered proposals will be taken by the South Cambridgeshire District Council Planning Committee.
- 1.2.8 The Council had previously sought advice on the application from its retained drainage consultant and these comments have been made publicly available and are referred to within this report.
- 1.2.9 In anticipation of the submission of technical comments from the third party, the Planning Authority has commissioned Stantec to independently review the application and third party submissions for the purposes of providing advice to the Local Planning Authority officers and Committee on the adequacy of the proposed scheme for foul and surface water drainage, having regard to published and acknowledged approaches and best practice.

1.2.10 The conditions for drainage which were discharged by the drainage consultant were in relation to:

- Condition 4 –No construction work shall be commenced until full details of the proposed arrangements for foul water drainage have been submitted to the local planning authority and approved in writing.
- Condition 5 - No construction work shall be commenced until full details of the proposed arrangements for surface water drainage, both from the building itself and from the proposed driveway area, have been submitted to the local planning authority and approved in writing.

1.2.11 These conditions were set following the planning appeal relating to the site, APP/W0530/W/18/3197088, decided on 27 September 2018. The conditions relating to foul and surface water drainage were considered necessary by the inspector to prevent flooding and the need to take effect prior to commencement, to ensure an orderly sequence of works.

Information submitted to discharge conditions

1.2.12 The information provided on behalf of the applicant, by their appointed drainage consultant (Andrew Firebrace Partnership) in respect to application Ref S/3215/19/DC, to discharge, drainage conditions 4 and 5 are listed below. These have been reviewed to inform the production of this report.

- Site Plan dated August 2019, Reference FLL-345-Site 01 by Simon Ward Architectural Design.
- Marshalls Installation Details for Drivesett Tegula Priora Paving (superseded)
- Drainage Layout Plan, dated 13/09/19 Reference 19/0321/100 Rev P3 by Andrew Firebrace Partnership (superseded)
- Below Ground Construction Details, dated 30/08/19 Reference 19/0321/110 Rev P1 by Andrew Firebrace Partnership (superseded)
- Ditch Plan and Section 1, dated 17/10/19 Reference 19/0321/101 Rev P1 by Andrew Firebrace Partnership (superseded)

1.2.13 It should be noted the Site plan and suite of drainage drawings issued by the applicant also relate to the southern site, associated with planning application reference S/0277/19/FL. The drainage for these two properties does not form part of this application and therefore this report addresses the drainage associated with the single new dwelling (the site), application Ref S/3215/19/DC only.

1.2.14 Other documents made available on the planning portal website for Ref S/3215/19/DC are listed below:

- Sustainable Drainage Engineer Planning Consultation Response (Discharge of Conditions) dated 05/10/2019
- Sustainable Drainage Engineer Planning Consultation Response (Discharge of Conditions) dated 26/10/2019
- Neighbours Comments (Redacted), letter dated 08 October 2019
- Parish Council Comments, dated 15/10/2019

- Neighbours comments (Redacted), dated 18/10/2019

1.2.15 Further information since instruction has been provided to Stantec following our initial review these are as follows:

- Fews Lane Consortium Ltd is the third party and have provided their objections in a letter dated 02 June 2020 and 13 July 2020, 16 July 2020 and 13 August 2020.
- Parish Council objections and comments dated 11 August 2020
- Drainage Layout Plan, Reference 19/0321/100 Rev P7 (superseded), P8 (superseded) and P9 by Andrew Firebrace Partnership (illustrating an update to drainage strategy for the site)
- Ditch Plan and Section drawing reference 19/0321/101 Rev P2 (superseded) and P3
- Below Ground Construction Details, Reference 19/0321/110 Rev P2
- Micro Drainage attenuation tank calcs (superseded) and attenuation tank calcs with surcharged outfall.
- Plot 3 Greenfield Runoff Rates.
- Completed Appendix F Surface Water Drainage Pro-Forma from the Cambridgeshire Flood and Water SPD.
- Anglian Water response regarding discharge of conditions 4 and 5.
- Below Ground Drainage Operation and Maintenance Strategy Report.
- Ground Investigation Report dated January 2016, by Oakley Soils Surveys.
- Infiltration Test Report dated April 2020

1.2.16 The relevant information provided by the applicant are detailed further in this report and the appended information. It should be noted some of the information initially issued to discharge the planning conditions have been superseded. Therefore, only the latest information has been used to inform this review.

1.3 Third Party Objections

1.3.1 Neighbours objections (Fews Lane Consortium) and Parish Council were initially received on the 08 October 2019 and 18 October 2019 respectively. Further objections from The Fews Lane Consortium were received on 02 June 2020, 13 July 2020, 16 July 2020 and 13 August 2020. Updated Parish Council Objections were received on 11 August. A copy of these objections are provided in **Appendix A**. The objections all relate to the discharge of both Conditions 4 and 5.

2 Site Details and Background Information

2.1 Location

- 2.1.1 The site is in Longstanton village, set back from the High Street and accessed via an un-adopted access and public right of way, "Fews' Lane". The development abuts an existing¹ watercourse (ditch), located to the north of red line boundary, which outfalls into the Longstanton Brook.
- 2.1.2 The site is in Flood Zone 1, in accordance with the GOV.UK Flood Map for planning (see Figure 1) and is in an area of Low to Very Low flood risk from surface water flooding.

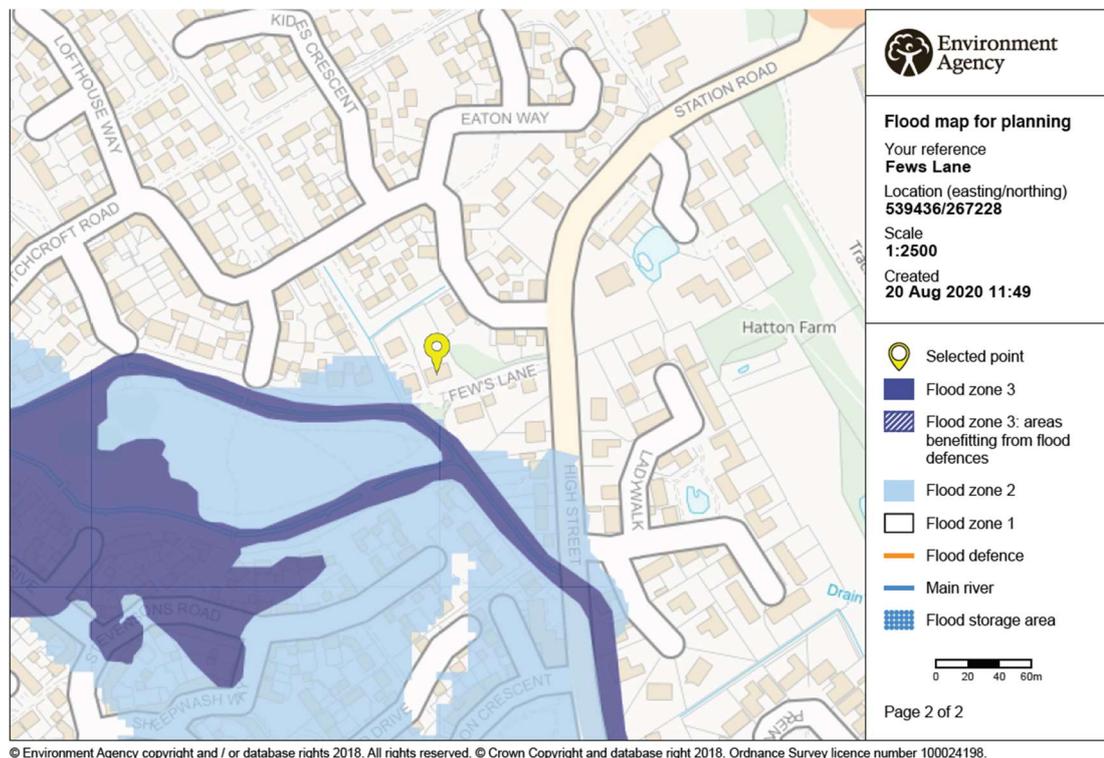


Figure 1: Flood Map for Planning

2.2 Local Hydrological Context

- 2.2.1 Longstanton Brook has been extensively modelled as part of the assessment for the proposed new settlement of Northstowe. As part of the Northstowe works two new storage ponds located upstream of the village along Hatton's Road were proposed.
- 2.2.2 A review of the local Northstowe Planning information concludes existing flooding within the Longstanton village was primarily caused by lack of hydraulic capacity within the culverted sections of the Brook, as it flows through Longstanton Village and is compounded by the lack of maintenance. The new flood relief ponds located along Hattons Road are to work as offline flood relief mitigation to the existing Brook.

¹ A watercourse is defined as any channel through which water flows. It may range from a reasonable sized ditch with constant flow to nothing more than a depression which carries water infrequently.

- 2.2.3 Water levels have not been supplied for the existing watercourse, although reference on the drawings state Dry Ditch.
- 2.2.4 Ownership in respect to the watercourse along the redline boundary is assumed to apply to the applicant. This would be consistent with Cambridgeshire County Council, in their powers as Lead Local Flood Authority (LLFA) and the associated webpage titled Watercourse Management advice which states ²*"If you own land adjoining a watercourse you have certain rights and responsibilities. In legal terms you are a 'riparian owner'. Your rights have been established in common law for many years. The Riparian Owner factsheet.pdf outlines your rights and responsibilities as a riparian owner."*
- 2.2.5 The Cambridgeshire County Council document **The rights and responsibilities of a riparian owner** states *"If you own land adjoining, above or with a watercourse running through it, you have certain rights and responsibilities. In legal terms you are a "riparian owner". If you rent the land you should agree with the owner who should manage these rights and responsibilities. Smaller watercourses, ditches and drains, known as "ordinary watercourses"² play a crucial role in managing flood risk to people and property in Cambridgeshire. That is why it is important to ensure that they are well maintained and kept from debris, obstructions and do not become overgrown. Cambridgeshire County Council, under the Flood and Water Management Act (2010), is the Lead Local Flood Authority and responsible for regulating ordinary watercourses outside of Internal Drainage Board's rateable areas".*
- 2.2.6 We have therefore assumed for the purpose of this review that the applicant has riparian responsibilities and rights associated with this watercourse. Any works to the watercourse itself (i.e outfall arrangements) is subject to ordinary watercourse consent. This does not form part of the drainage design review, but this will need to be undertaken and approval from the LLFA prior to any works.

² <https://www.cambridgeshire.gov.uk/business/planning-and-development/flood-and-water/watercourse-management> accessed on 30/07/2020

2.2.7 Cross sectional information has been issued associated with the proposed outfall arrangement for the surface water drainage into the existing watercourse (drawing 19/0321/1010 Rev P3). The cross section shows the watercourse to be at an approximate depth of 1.39m, on the bank side of the site, and 2.05m depth on the far north bank to the site. The width of the ditch has been measured as approximately 5.3m wide, at the top of bank, and 2m wide at the base of the watercourse. Refer to drawing 19/0321/1010 P3 in **Appendix B**.

2.3 Geological Information

2.3.1 The Ground Investigation Report, dated January 2016 by Oakley Soils, provides information on the underlying soils associated with the site. A borehole located in land to the west of the site, where the two occupied properties were constructed, provides an overview on the soil characteristics of the site. The borehole log shows the site to be underlined with clay and gravelly sands to a depth of 1.8m BGL and then dark, fissured clay to depths of 18.45m BGL. The clay is classified as inorganic clay of high to very high plasticity.

2.3.2 A review of the British Geological Website (BGS) also shows the site is in an area with no recorded information associated with the superficial deposits and an underlying bedrock of West Walton Formation and Amphill Clay formation.

2.3.3 The above information would suggest limited potential for infiltration at the site where clay is present, but the superficial deposits may be able to support localised infiltration measures, subject to the results of infiltration tests in accordance with BRE365.

2.3.4 An infiltration report has been received, with soakaway tests conducted in three locations, one of which is applicable to the site (TP03) and two within the southern site (TP01 and TP02). The tests are stated within the report to have been undertaken in accordance with BRE365 and results are summarised in Table 1 below.

Trial Pit No	Depth (mbgl)	Test 1 Rate (m/s)	Test 2 Rate (m/s)	Test 3 Rate (m/s)	Design Infiltration Rate (m/s)
TP01	1.2m	1.64E-05	1.33E-05	1.13E-05	1.13E-05
TP02	1.2m	1.56E-05	1.40E-05	1.2E-05	1.2E-05
TP03	1.2m	6.97E-06	8.00E-06	8.10E-06	6.97E-06

Table 1 – Infiltration Test Results

2.3.5 The results from these reports and how these have been applied to the site drainage is further assessed in section 4 of this report.

2.3.6 Refer to Geotechnical information and infiltration test report in **Appendix C**.

2.4 Existing drainage arrangement

- 2.4.1 The site is an existing garden of an original dwelling (The Retreat). Existing drainage has not been confirmed within the submitted Cambridgeshire SPD ³pro-forma (refer to **Appendix D**) but it can be reasonably concluded, from the information submitted, that the parcel of land applicable to this review would likely infiltrate but still with hydrogeological connectivity to the local watercourse, due to the impervious nature of the geology at lower depths.

³ Pro-forma was submitted prior to discharge rate reduction to 1l/s. This is not a material change to the outcome of this review.

3 Planning Policy

- 3.1.1 Whilst it is acknowledged the objections received from Neighbours, the Fews Lane Consortium, are specific in relation to the failure to comply with the South Cambridgeshire adopted Local Plan (2018), a wider review specific to National and Regional policy has also been undertaken as part of this assessment. This follows the requirements of the client to undertake a peer review on all applicable drainage related policy and in response to the neighbours and the Parish Council objections.
- 3.1.2 Planning Policy is generated at two different levels:
- i. National – these are policies set by the Government through the National Planning Policy Framework.
 - ii. Local – planning policies created by local planning authorities (such as LLFA, Parish, District and Local Plan, Neighbourhood Forums).

3.2 National Planning

National Planning Policy Framework (NPPF) and supporting Guidance Document

- 3.2.1 The **National Planning Policy Framework (NPPF)** sets out the government's planning policies for England and how these are expected to be applied. The current version was published in February 2019. Section 14 of the NPPF, 'Meeting the challenge of climate change, flooding and coastal change'; and the supporting PPG (published in March 2014), section 'Flood Risk and Coastal Change' and updated in February 2016 is applicable when assessing sites associated with flood risk. It is generally accepted that drainage will form part of the management of flood risk associated with a proposed development and therefore is also used to inform both regional and local planning policy.
- 3.2.2 The NPPF aims to ensure flood risk is considered at all stages in the planning process to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of highest risk. In exceptional circumstances where new development is necessary in flood risk areas the policy also aims to ensure it is safe, without increasing flood risk elsewhere, and where possible reducing flood risk overall.
- 3.2.3 For sites less than 1ha in size and not at risk of flooding, a Flood Risk Assessment is not required, but nevertheless, the principles of ensuring the appropriate and sustainable management of drainage, to mitigate or prevent future flooding, should still form the basis for a sustainable drainage strategy and be used in support for the promotion of sustainable development.
- 3.2.4 Applicable references to drainage within the NPPF are as follows:
- *Para 163: When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁴. Development should only be allowed in areas at risk of flooding where, in light of this assessment (and the sequential and exceptions tests, as applicable) it can be demonstrated that:*

⁴ NPPF Footnote 50: A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: site of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where it is development would introduce more vulnerable use.

- a. *Within the site the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location:*
 - b. *the development is appropriately flood resistant and resilient;*
 - c. *It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
 - d. *Any residual risk can be safely managed; and*
 - e. *Safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*
- *Para 164. Applications for some minor development and changes of use⁵ should not be subject to the sequential or exception test but should still meet the requirements for site-specific flood risk assessments set out in footnote 50.*
 - *Para 165: Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:*
 - a. *Take account of advice from the lead local flood authority;*
 - b. *Have appropriate proposed minimum operational standards;*
 - c. *Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
 - d. *Where possible, provide multifunctional benefits.*

Sustainable Drainage Systems Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015)

3.2.5 This document sets out the non-statutory technical standards for sustainable drainage systems and promotes the use of the document in conjunction of with the ⁶NPPF. This document is referenced within the neighbour's objections as evidence for reasons for refusal.

3.2.6 The then Secretary of State for Communities and Local Government made a ⁷statement on the 18 December 2014 in relation to the Non-Statutory Technical Standards for Sustainable Drainage Systems, text applicable to this review and taken from this statement are as follows:

"Today we are publishing our response to the consultation explaining how we will be strengthening existing planning policy. This will make clear that the Government's expectation is that sustainable drainage systems will be provided in new developments wherever this is appropriate.

*To this effect, we expect local planning policies and decisions on planning applications relating to **major development - developments of 10 dwellings or more**; or equivalent non-*

⁵ NPPF Footnote 51. This includes householder development, small non-residential extensions (with footprint of less than 250m²) and changes of use: except for changes of use to a caravan, camping or chalet site, or a mobile home of park home site, where the sequential and exceptions tests should be applied as appropriate.

⁶ <https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>

⁷ <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2014-12-18/HCWS161/>

residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.”

Under these arrangements, in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate.

*To protect the public whilst avoiding excessive burdens on business, **this policy will apply to all developments of 10 homes or more and to major commercial development.** The Government will keep this under review, and consider the need to make adjustments where necessary. The current requirement in national policy that all new developments in areas at risk of flooding should give priority to the use of sustainable drainage systems will continue to apply.*

These changes will take effect from 6 April 2015. For avoidance of doubt this statement should be read in conjunction with the policies in the National Planning Policy Framework. This statement should be taken into account in the preparation of local and neighbourhood plans, and may be a material consideration in planning decisions.

- 3.2.7 The assessment of the site in relation to this document has been discounted, as the site is for the construction of 1 dwelling, less than the 10 dwellings or more requirement, as stated by the then Secretary of State for Communities and Local Government.
- 3.2.8 The NPPF Practice Guidance also reinforces this statement by stating: *Whether a sustainable drainage system should be considered **will depend on the proposed development and its location**, for example whether there are concerns about flooding. Sustainable drainage systems may not be practicable for some forms of development (for example, mineral extraction). New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering **major development**, as defined in the ⁸Town and Country Planning (Development Management Procedure) (England) Order 2015, sustainable drainage systems should be provided unless demonstrated to be inappropriate.*

3.3 Regional and Local Planning Policy

Cambridgeshire Flood and Water SPD

- 3.3.1 **The Cambridgeshire Flood and Water SPD**, adopted in November 2016, has been prepared by Cambridgeshire County Council (as the Lead Local Flood Authority) in conjunction with the other Cambridgeshire local planning authorities (including South Cambridgeshire District Council).
- 3.3.2 The SPD provides guidance on the approach that should be taken to design new developments to manage and mitigate flood risk and include sustainable drainage systems (SuDS). SuDS mimic natural drainage to manage surface water run-off and can also deliver wider benefits such as providing green areas for biodiversity and recreation.

⁸ Town and Country Planning (Development Management Procedure) England Order 2015, classifies Major Development as the provision of dwelling houses where— (i) the number of dwelling houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);

3.3.3 Chapter 6 of the SPD is specific to the design of the Surface Water and Sustainable Drainage Systems. Many of the general principles within this chapter is recommended to be applied to traditional surface water drainage and states “*this chapter needs to be complied with on all development sites⁹ and the provision of SuDS maximised*”.

3.3.4 The SPD promotes the use of following the Surface water drainage hierarchy as illustrated in Figure 2 below.

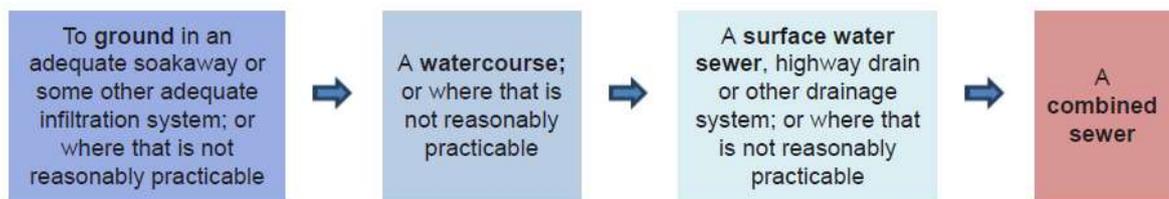


Figure 2: SuDS Hierarchy

3.3.5 Relevant Paragraph references and extracts to this assessment are as follows:

6.3.18 “The potential for infiltration measures on a site should be considered at the outset. Careful consideration of the acceptability of infiltration drainage should be given particularly in relation to potable water sources (e.g drinking water) or land contamination issues.”

6.3.19 The British Geological Survey can provide maps and records to support decisions with regards to the suitability of the subsurface for the installation of infiltration type SuDS type systems. The suitability for infiltration across an area should be based on:

- Existing constraints prior to planning infiltration SuDS;
- Drainage capacity and rate of infiltration into the ground;
- Potential for ground instability when water is infiltrated;
- Impact on groundwater quality as a result of infiltration;

Development on contaminated land or Source Protection Zones (SPZ) (vulnerable aquifers).

6.3.20 Infiltration should be assessed on-site using infiltration tests that follow the detailed SuDS design principles covered in **BRE365/CIRIA 156** procedure. SPZ's should be taken into account when considering infiltration and guidance provided by the EA should be consulted to determine infiltration constraints and requirements in these areas. Where infiltration drainage is proposed on previously developed land, contamination risk needs to be considered. This may not rule out the use of infiltrating SuDS but will require site investigations and information on remediation prospects which are outside the scope of this Supplementary Planning Document (SPD).

6.3.21 The maximum acceptable depth for an infiltration device is usually 2.0m below ground level, with a minimum of 1.2m clearance between the base of the feature and peak seasonal groundwater levels. In some areas of the Fens the maximum depth of infiltration (of 2.0m below ground level) is often not viable and in such areas 1.0m below ground level would be the best achievable depth. In these areas however, the possibility of incorporating shallow infiltration features such as trenches should be investigated. Deeper ('deep bore') soakaways

⁹ All Development Sites suggests there is no distinction between, minor or major development, brownfield or greenfield developments.

pose a serious pollution risk and are not acceptable, and it is expected they will become contrary to the European Union (EU) Water Framework Directive (WFD).

- 3.3.6 For developing a drainage strategy for the site, reference should be made to section 6.7 of the SPD which provides the following with regard to the requirements for full planning or reserved matter application.

Full planning application or reserved matter application

6.7.4 *Many developments move straight to a full planning application following pre-application discussions with the relevant WMAs. At this stage applicants will also be expected to submit a detailed surface water drainage strategy with the planning application. Whilst most topics will have been covered to some degree in the outline drainage strategy (if applicable) the applicant will be expected to provide more detail at this stage. The strategy should demonstrate that opportunities to integrate SuDS have been maximised and where obstacles to their use do persist this should be fully justified within the report. Where proposing to discharge into a third party asset (such as a watercourse or public sewer), appropriate permissions and required consents should have been discussed with the asset owner.*

6.7.5 *The key information a surface water drainage strategy must contain includes:*

- *How the proposed surface water scheme has been determined following the drainage hierarchy;*
- *Pre-development runoff rates;*
- *Post development runoff rates with associated storm water storage calculations*
- *Discharge location(s);*
- *Drainage calculations to support the design of the system;*
- *Drawings of the proposed surface water drainage scheme including sub catchment breakdown where applicable;*
- *Maintenance and management plan of surface water drainage system (for the lifetime of the development) including details of future adoption;*
- *Completed drainage proforma – the applicant must ensure that the surface water strategy contains the appropriate level of information in relation to the points covered in the proforma.*

6.7.6 *Note that the size and complexity of the site will determine how much information is included within the surface water drainage strategy however using the pre-application design checklist and drainage proforma in Appendix F will ensure the right matters are covered with the appropriate level of detail.*

- 3.3.7 Pro-forma is supplied within the SPD to help guide applicants on the necessary information to be submitted.

3.4 Local Plan

3.4.1 The South Cambridgeshire Local Plan sets out the planning policies and land allocations to guide the future development of the district up to 2031. It includes policies on a wide range of topics and pertinent to this report is the policies relating to flood risk drainage design.

3.4.2 Applicable references within the **South Cambridgeshire Local Plan**, and also referenced by residents as grounds for objection, are as follows:

- *Policy CC/7: Water Quality*

1. *In order to protect and enhance water quality, all development proposals must demonstrate that:*

- a. *There are adequate water supply, sewerage and land drainage systems (including water sources, water and waste water infrastructure) to serve the whole development, or an agreement with the relevant service provider to ensure the provision of the necessary infrastructure prior to the occupation of the development. Where development is being phased, each phase must demonstrate sufficient water supply and waste water conveyance, treatment and discharge capacity;*
- b. *The quality of ground, surface or water bodies will not be harmed, and opportunities have been explored and taken for improvements to water quality, including re-naturalisation of river morphology, and ecology;*
- c. *Appropriate consideration is given to sources of pollution, and appropriate Sustainable Drainage Systems (SuDS) measures incorporated to protect water quality from polluted surface water runoff.*

2. *Foul drainage to a public sewer should be provided wherever possible, but where it is demonstrated that it is not feasible, alternative facilities must not pose unacceptable risk to water quality or quantity.*

- *Policy CC/8: Sustainable Drainage Systems*

Development proposals must incorporate appropriate sustainable surface water drainage systems (SuDS) appropriate to the nature of the site. Development proposals will be required to demonstrate that:

- a. *Surface water drainage schemes comply with the Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems and the Cambridgeshire Flood and Water Supplementary Planning Document or successor documents;*
- b. *Opportunities have been taken to integrate sustainable drainage with the development, create amenity, enhance biodiversity, and contribute to a network of green (and blue) open space;*
- c. *Surface water is managed close to its source and on the surface where it practicable to do so;*
- d. *Maximum use has been made of low land take drainage measures, such as rainwater recycling, green roofs, permeable surfaces and water butts;*

- e. *Appropriate pollution control measures have been incorporated, including multiple component treatment trains; and*
 - f. *Arrangements have been established for the whole life management and maintenance of surface water drainage systems.*
- **Policy CC/9: Managing Flood Risk**
1. *In order to minimise flood risk, development will only be permitted where:*
 - a. *The sequential test and exception tests established by the National Planning Policy Framework demonstrate the development is acceptable (where required).*
 - b. *Floor levels are 300mm above the 1 in 100 year flood level plus an allowance for climate change where appropriate and where appropriate and practicable also 300mm above adjacent highway levels.*
 - c. *Suitable flood protection / mitigation measures are incorporated as appropriate to the level and nature of flood risk, which can be satisfactorily implemented to ensure safe occupation, access and egress. Management and maintenance plans will be required, including arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime;*
 - d. *There would be no increase to flood risk elsewhere, and opportunities to reduce flood risk elsewhere have been explored and taken (where appropriate), including limiting discharge of surface water (post development volume and peak rate) to natural greenfield rates or lower, and*
 - e. *The destination of the discharge obeys the following priority order:*
 - iii. *Firstly, to the ground via infiltration;*
 - iv. *Then, to a water body;*
 - v. *Then, to a surface water sewer;*
 - vi. *Discharge to a foul water or combined sewer is unacceptable.*
 2. *Site specific Flood Risk Assessments (FRAs) appropriate to the scale and nature of the development and the risks involved, and which takes account of future climate change, will be required for the following:*
 - f. *Development proposals over 1ha in size;*
 - g. *Any other development proposals in flood zones 2 and 3;*
 - h. *Any other development proposals in flood zone 1 where evidence, in particular the Strategic Flood Risk Assessment or Surface Water Management Plans, indicates there are records of historic flooding or other sources of flooding, and/or a need for more detailed analysis.*
 3. *FRAs will need to meet national standards and local guidance (including recommendations of the South Cambridgeshire and Cambridge City Strategic Flood Risk Assessment (2010) and the Phase 1 and 2 Water Cycle Strategy or successor documents).*

- 3.4.3 In January 2020 the **Greater Cambridge Sustainable Design and Construction Supplementary Planning Document** was adopted. This update is an addendum to the wider 2016 Cambridgeshire Flood and Water SPD and specially addresses the updates needed following the publication of the South Cambridgeshire Local Plan (2018). The adoption of this document was after the application for the site and approval given by the council.
- 3.4.4 A review of the document has however been undertaken to assess if there is any material change to the policies which are applicable to this site. This document confirms in Section 3.7, specific to Sustainable Drainage Systems and flood risk, paragraph 3.7.2 that the Sustainable Design and Construction SPD *focuses on guidance for the implementation of SuDS Policy in Cambridge Local Plan (2018). This guidance supplements the wider guidance on flooding and drainage provided for in the Cambridgeshire Flood and Water SPD. For applications in South Cambridgeshire, further guidance on policy implementation, alongside drainage checklists, is provided in the Cambridgeshire Flood and Water SPD.* Therefore, it can be concluded there is no material change to the policy for assessment against this site.

3.5 Design Best Practice

- 3.5.1 The method for incorporating climate change is included within the document named '**Flood Risk Assessments: Climate Change Allowances**' prepared by the EA in 2016. These proposals are for a residential development with an assumed design life of 100 years. In accordance with the EA advice, a 20% - 40% increase in rainfall intensity should be included in the drainage assessment calculations.
- 3.5.2 The method of disposing of surface water is stipulated by the '**Building Regulations – Approved Document H**'. It requires that rainwater from roofs and paved areas is collected from the surface to discharge to one of the following, listed in order of priority: i) an adequate soakaway or some other adequate infiltration system, or where this is not reasonable practicable, ii) watercourse, or where that is not practicable, iii) a sewer. This follows the requirements of Local Plan and Cambridgeshire SPD
- 3.5.3 It is acknowledged that Paragraph 3.2.5 of the Building Regulations Part H states infiltration drainage is not always possible and Infiltration devices should not be built within 5m of a building or road or in areas of unstable land (see Planning Policy Guidance Note 14 Annex 1).
- 3.5.4 The Building Regulations Part H require small soakaways draining impermeable area of 25m² or less to use a design rainfall of 10mm in 5 minutes as worst case. Soakaways serving an impermeable area of more than 25m² should determine the design rainfall in accordance with **BRE Digest 365**.
- 3.5.5 Good practice sustainable drainage systems design advice is given in '**The SuDS Manual (C753)**' released by CIRIA in 2015. The manual defines SuDS as 'drainage systems which are considered to be environmentally beneficial, causing minimal or no long term detrimental impact'. SuDS can be in a variety of forms, including infiltration basins, soakaways, swales and permeable surfaces.
- 3.5.6 **CIRIA report C753 'The SuDS Manual'** outlines the various types of SuDS, their benefits and limitations, and design considerations associated with each. Not all SuDS components/methods are feasible or appropriate for all developments; factors such as available space, ground conditions, and site gradient will influence the feasibility of different methods for a particular method.
- 3.5.7 **Chapter 25 of The SuDS Manual** provides guidance on the suitability of using infiltration to dispose of surface water runoff, infiltration testing and design methods. This chapter notes a number of considerations which need to be fully evaluated before determining the extent to which infiltration can be used on site, as follows:

- Soil type and infiltration capacity
 - Groundwater level beneath the site
 - Risk of ground instability, subsidence or heave due to infiltration
 - Risk of slope instability or solifluction (the slow creep of saturated soils down slopes due to infiltration)
 - Risk of pollution from mobilising existing contaminants on the site due to infiltration
 - Risk of pollution from infiltrating polluted surface water runoff
 - Risk of groundwater flooding due to infiltration
 - Risk of groundwater leakage into the combined sewer due to infiltration
- 3.5.8 Whilst not a document produced on behalf of the area, Kent County Council have produced **The Soakaway Design Guide**, informed by other local Authorities, geotechnical consultants, and respected institutions including the Environment Agency (EA) and the Health and Safety Executive. Whilst it concentrates in sections of the report on the design requirements in chalk soils, it does also provide general guidance to the use of soakaways in all forms of strata. This document is therefore used within the industry to help inform soakaway designs. Chapter 2.9 of this document provides soakaway location guidance relating to distances between soakaways and the highway or dwelling. The general approach within this document is to locate conventional soakaway design no closer than 5m, or subject to the underlying soil characteristics or proximity to other infiltration and soakaway features this offset can be further.
- 3.5.9 The SuDS drain fact sheet "**Using SuDS Close to Building**", dated 2002 explores the options of locating infiltration systems within 5m of the proposed building foundations, subject to adequate testing and there being no risk to on-site and offsite flooding.
- 3.5.10 **Rainfall Management for developments, Report SC030219** dated October 2013, by the EA and DEFA, is a guide aimed at regulators, developers and local authorities to provide advice on the management of stormwater drainage for developments and in particular to assist in the sizing of storage elements for the control and treatment of stormwater runoff.

4 Review of Drainage Information

4.1 Foul Water Drainage Proposal

4.1.1 The proposal is illustrated on Drainage Layout Plan Ref 19/0321/100 Rev P9 (hereafter referenced as Drainage Layout Plan Rev P9) and shows the proposed dwelling will discharge foul drainage to an existing foul sewer in Few's Lane.

4.2 Surface Water Drainage Proposal

4.2.1 The Drainage Layout Plan Rev P9 shows the single dwelling is to discharge surface water to an attenuation tank located within the rear garden of the property.

4.2.2 The proposed tank is 1.5m x 7.0m x 0.4m and is stated in the Drainage Layout Plan Rev P9 as being capable of storing to up to the 1 in 100 year plus 40% climate change event. A hydrobrake flow control chamber is shown at the outfall to the proposed storage tank.

4.2.3 Supporting calculations supplied show the tank has been modelled to accommodate the storage required and the flow control is capable of limiting flow to the rate within the range of 1l/s. See Figure 3 below, which is a screen shot of the proposed drainage.

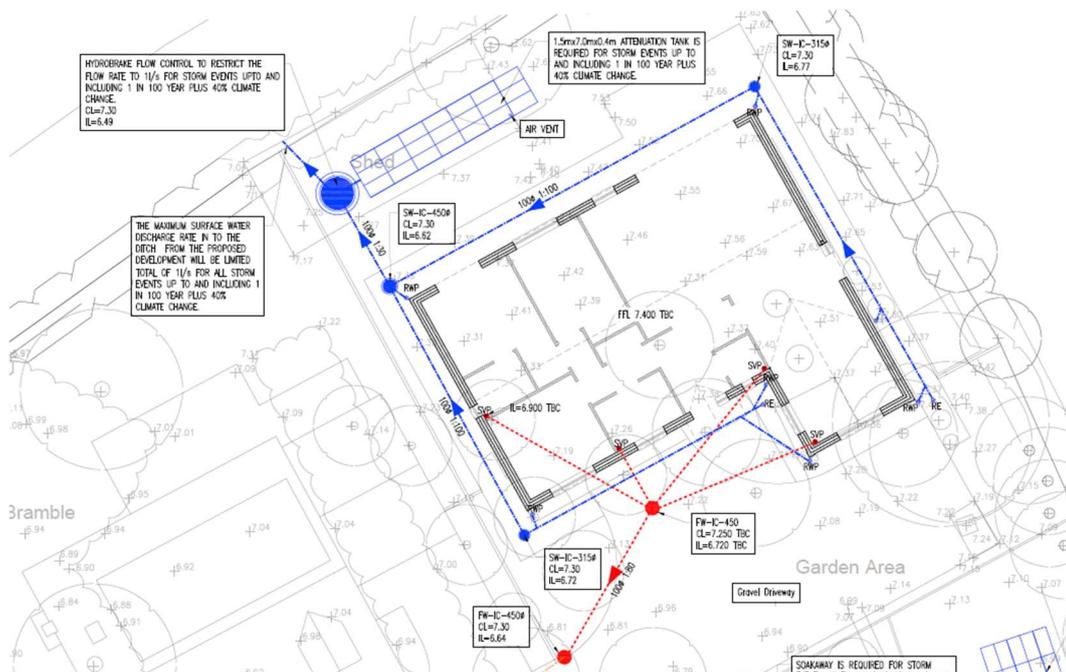


Figure 3 Drainage Layout Plan

4.2.4 The drainage plan shows the proposed driveway is a proposed gravel driveway operating as an infiltration feature. Refer to **Appendix B**.

4.2.5 Infiltration tests show infiltration rates within this location is at a rate of 6.97E-06 and therefore in accordance with **The SuDS Manual** is considered a suitable rate for use of infiltration. The geotechnical report also submitted in support of this design shows the land immediately to the west to be underlined with Clay Soil, the soil is classed as having a high to very high plasticity content. **Refer to Appendix C**.

- 4.2.6 The Drainage Layout Plan Rev 9 shows the proposed two new units, the southern site, and part of a separate planning application, are to use individual house soakaways within the rear gardens and porous paving in the driveway to discharge surface water runoff. The infiltration rates applicable to these two properties are a higher rate than the site.

4.3 Objections and Drainage Review

- 4.3.1 Objections have been submitted by both the Parish Council and the Few's Lane Consortium Ltd. The Few's Lane Consortium have provided detailed written correspondence received over the period of the drainage review for this report dated 02 June 2020, 13 July 2020, 16 July 2020 and 13 August 2020, most of points raised were relating to Condition 5. A copy of these objections is supplied in **Appendix A**. The objections have been reviewed and referenced in turn.

Condition 4: Foul Drainage and Objections Review

- 4.3.2 **Objection:** The application proposes discharge of foul water into the public sewerage system, but no evidence has been provided to demonstrate that the existing public sewerage system has the capacity for the additional flows from the proposed development or that discharge into the public sewerage system has been agreed with the relevant sewerage undertaker.
- 4.3.3 **Response:** CC/7 part 1a states "...development must demonstrate that: *There are adequate water supply, sewerage and land drainage systems (including water sources, water and waste water infrastructure) to serve the whole development, or an agreement with the relevant service provider to ensure the provision of the necessary infrastructure prior to the occupation of the development*".
- 4.3.4 As part of the consultation exercise with approving authorities the sewerage undertaker will take an assessment of the proposed discharge rate from the development proposals and the capacity of the receiving system. Written confirmation has been received from the approving authority (Anglian Water) who has confirmed recommendation for the discharge of Condition 4. Refer to **Appendix E** for a copy of the Anglian Water correspondence.
- 4.3.5 We therefore support the discharge of Condition 4 for this site.

Condition 5: Surface Water Drainage and Objections Review

- 4.3.6 **Objections:** *The surface water drainage arrangements proposed in this application fail to comply with policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018. In particular, policy CC/9 states that development will only be permitted where the destination of surface water discharge obeys the following priority order: (1) infiltration to ground, (2) discharge to a body of water, (3) discharge to a surface water sewer.*
- 4.3.7 **Response:** A review of policy CC/8 and CC/9 does not differentiate between the development of a single dwelling and that of major development, as defined within the NPPF. Therefore, the requirements of this policy are applicable to this application. The Chapter 6 of the Cambridge SPD also reinforces this through the statement "*this chapter needs to be complied with on all development sites.*"
- 4.3.8 The Few's Lane Consortium makes reference to the **Sustainable Drainage Systems: Non-Statutory technical standards for sustainable drainage systems** in their reasons for refusal. It should be noted as detailed in paragraph 3.2.6 and as listed within the GOV.uk website, this technical standard is for development of **10 dwellings or more**, therefore this document is not applicable to this site.

- 4.3.9 A geotechnical investigation and the results from infiltration tests, have been undertaken and used to inform the design of the drainage for the site. The proposal is for the driveway to infiltrate and for the roof runoff to discharge to an attenuation tank, which has been designed to accommodate the 1 in 100 year plus 40% climate change event, and to discharge at a control rate of 1l/s to the adjacent watercourse.
- 4.3.10 The applicant has stated in consultation with the Local Planning Authority (LPA) on 26 June 2020 (Refer to **Appendix F**) that soakaway design for the roof runoff has been discounted for the site due to constricted space (this is in reference to previous consultation with the LPA at the planning application stage regarding a 5m offset from the proposed building foundations and the then subsequent proximity to the watercourse). This has been addressed further within this review.
- 4.3.11 A below ground drainage operation and maintenance strategy report, informed by the SuDS Manual, has been provided for the site and contained in **Appendix G**. This is a requirement of the SPD and CC/9.
- 4.3.12 A further review of the drainage is provided in this report, which will address whether it meets the requirements of CC/7, CC/8 and CC/9 of the local plan. However, it can be concluded, if the site cannot accommodate infiltration either by conventional soakaway or an alternative means of infiltration, then in accordance with the priority order of CC/9 the discharge to the local watercourse is the next suitable option.

Objection Text: *No surface water drainage arrangements for the proposed driveway are shown on the submitted plans. It is unclear if it is intended that permeable pavement should be used to discharge the driveway surface water by infiltration. However, if this is the case, no evidence has been submitted to suggest that the site is suitable for infiltration. The minimum information required would typically include infiltration testing conducted according to BRE Digest 365 together with a site plan showing the locations where tests were conducted.*

- 4.3.13 **Response:** Infiltration tests have been provided by the applicant and a gravel driveway is to be provided using infiltration at source. Soakaways have been discounted; this is assessed further within this review.

Objection Text: *The Council's unnamed surface water drainage engineer also comments on the surface water drainage arrangements proposed under this application (S/3215/19/DC) in the response for application S/ 3875/19/DC, stating that, "the dwelling towards the north [the bungalow to which application S/ 3215/19/DC pertains] appears to be too close to the watercourse to enable soakaways to be positioned 5m from the dwelling without impacting on the hedge and bank of the watercourse".*

However, there are numerous locations within the application site greater than 5 metres from the foundations of buildings. Furthermore, the 5-metre rule is simply a rough rule of thumb that can be assumed to be safe for any building site on any type of soil. With a proper geotechnical assessment, it may be possible in many soils to install infiltration features and traditional soakaways much closer to foundations

- 4.3.14 **Response:** A traditional soakaway will have an infiltration concentration ratio at the higher end of scale where it drains either a roof area, a road, or several houses. Therefore, it is a concentrated point source of water within the ground. These types of soakaways also allow water flows out sideways as well as through the base area of the feature. As a result, the risk of water affecting the soils under shallow foundations can be quite high if the soakaway is located close to buildings and this is confirmed by **Building regulations Part H**, which advises against soakaways within 5m of buildings and roads.

- 4.3.15 Based on the SuDS drain fact sheet “**Using SuDS Close to Building**”, dated 2002 infiltration features close to buildings should normally be designed with a ratio of impermeable area to base area of less than 10:1 and the depth of the stored water should not be greater than 300mm. Thus, the flow of water from the base of the SuDS features is much less concentrated than in a normal soakaway. Because infiltration from a plane feature is much more dispersed, has a shallow height and has a short retention time there is less potential for flow to occur laterally in any significant quantities. Therefore, as an example, the use of porous paving and an underlying crate storage, which would need to be designed to be no greater than a depth of 0.3m, could allow for the roof runoff and parking to be infiltrated within a 5m of proposed building foundations. However, such a solution will need an attenuation volume made available to accommodate the 1 in 100 year plus climate change event and it is also subject to the underlying geology present at the site.
- 4.3.16 The results from the geotechnical information (**Appendix C**) shows clays with a high to very high plasticity index is present at the site. Clay -rich soil of high plasticity are more likely to be a risk of failure through the introduction of soakaways, due to their swelling and shrinkage characteristics. The proposed expansion of the soil, as estimated in the study by Holtz and Kovacs 1981 (Table 2 below) shows those with a plasticity index of greater than 35 will have a Very High degree of Expansion (i.e at higher risk from swelling and shrinkage). The Geotechnical report provided for the site, by Oakley Soils and Concrete Engineering Ltd, show the Plasticity Index for the clay to range between 42 -45 and will therefore sit in the Very High range for degree of Expansion. It is for this reason we would not recommend soakaways, or an infiltration feature accepting a concentrated runoff, to be located within 5m of the proposed building foundations or within proximity to the banks of the existing watercourse. This would therefore also discount a crate system below the driveway.

Degree of Expansion	Probable Expansion (as a percent of the total volume change) ¹	Colloidal Content (percent less than 1µm)	Plasticity Index	Shrinkage Limit
Very High	Greater than 30	Greater than 28	Greater than 35	Less than 11
High	20 - 30	20 - 31	25 - 41	7 - 12
Medium	10 - 20	13 - 23	15 - 28	10 - 16
Low	Less than 15	Less than 15	Less than 18	Greater than 15

Table 2: Probable Expansion of clay as estimated from classification test data (from Holtz and Kovacs 1981)

- 4.3.17 A 5m offset if applied to the footprint would therefore leave an area of approximately 2.5m distance from the bank of the existing watercourse. See Figure 4.
- 4.3.18 Locating soakaways adjacent to the watercourse is considered to result in a limited unsaturated zone, this would therefore do little to reduce rates into the watercourse, provide little water quality treatment and would therefore be contrary to **The Cambridgeshire SPD** and design best practice.

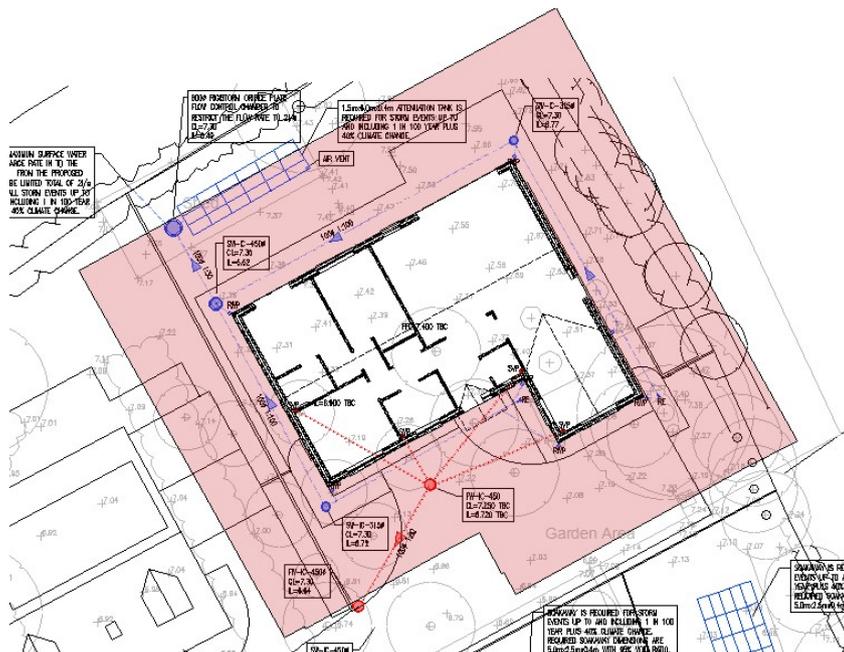


Figure 4: Soakaway 5m offset from buildings

- 4.3.19 It is noted there is space available along the frontage of the proposed property, outside of the 5m offset, as illustrated in Figure 4. However, locating a soakaway feature in this area would place it directly adjacent to the proposed two residential plots within the southern site, resulting in two soakaway features being within 3.5m of each other. This would further increase the potential risk from expansion of the soils. Levels within this area of the site are also higher than those within the rear of the property, requiring a deeper soakaway feature, making maintenance more of a challenge.
- 4.3.20 Relocating the future soakaways within the southern site to accommodate this solution (i.e. relocate the proposed soakaways for the southern site to the front of the two proposed properties) would result in these features being within the 5m offset of the existing highway and therefore due to the risk from expansion, we recommend discounting this as an option. Having this site discharge via soakaway at the expense of removing the two soakaways within the southern site would also require a higher discharge rate into the existing watercourse.
- 4.3.21 Whilst it is agreed the 5m rule is not conclusive, it is considered that a soakaway should not be located closer than the 5m offset, in this instance, due to risk posed from the existing geology. The presence of a gravel driveway to accommodate runoff at source (i.e. runoff generated by the driveway only) is however considered acceptable and in accordance with best practice. We therefore agree in accordance with the priority order of CC/9 the discharge to the local watercourse is the suitable option for the roof runoff for this site.

Objection Text: *The following three material considerations preclude the discharge of Condition 5. Issue 1) The scheme proposes an increase on the surface water discharged from the site into Longstanton Brook from the pre-development discharge volume, thereby increasing the flood risk of nearby properties. This is contrary to the stated reason for the condition, which is to prevent flooding. Issue 2) The scheme positions the outfall of the surface water drainage outside the redline boundaries of the development site. An application to discharge a planning condition cannot be used to extend the boundaries of the land which the planning relates. Issue 3) The relevant policies of the development plan are a material*

consideration and policies CC/8 and CC/9 of the Local Plan 2018 ¹⁰militate against the approval of the application.

4.3.22 **Response to Issue 1:** Greenfield discharge rates have been provided for the site as follows:

- 0.1l/s for the 1 year
- 0.2 l/s for Qbar
- 0.4 l/s for 30 years
- 0.6 l/s for 100 years

4.3.23 Refer to **Appendix H** for a copy of the Greenfield runoff rates supplied by the applicant.

4.3.24 The proposed discharge rate for the site has been set to 1l/s using a hydrobrake. This was considered the lowest acceptable discharge rate with limited maintenance requirements and therefore poses a lower flood risk from potential blockages.

4.3.25 It is acknowledged that the proposed development will exceed the existing greenfield runoff calculated for the site. However, a pragmatic approach and understanding on the principles of greenfield runoff rates and development proposals must be applied.

4.3.26 The site is for a single dwelling and therefore the equivalent greenfield runoff rates for such a scheme will always be minimal. To provide attenuation at the greenfield rates estimated (as listed above) would require the use of a control feature of such a small size that it would be at a high risk from blockages. This itself would be considered a flood risk.

4.3.27 **The Rainfall Runoff Management for Developments**, Interim National Procedure Policies states, in paragraph 17, as follows *“Minimum limit of discharge rate. A practicable minimum limit on the discharge rate from a flow attenuation device is often a compromise between attenuating to a satisfactorily low flow rate while keeping the risk of blockage to an acceptable level. This limit is set at 5 litres per second, using an appropriate vortex or other flow control device. Where sedimentation could be an issue, the minimum size of orifice for controlling flow from an attenuation device should normally be 150mm laid at a gradient not flatter than 1 in 150, which meets the requirements of Sewers for Adoption 7th Edition”* A second minimum discharge limit based on 1l/s/ha for QBAR is also applied where soil types produce lower calculated values when estimating greenfield runoff rates. This limit is applied to prevent the size of storage systems becoming unacceptably large and expensive.

4.3.28 The drainage pro-forma provided within **The Cambridgeshire SPD** also states *“Hydrobrakes to be used where rates are between 2l/s to 5l/s. Orifices may not work below 5l/s as the pipes may block. Pipes with flows < 2l/s are prone to blockage, but this can be overcome with careful product selection and SuDS design.”*

4.3.29 Since the production of The Cambridgeshire SPD and the Rainfall Runoff Management for Development reports, manufacturers have now developed hydrobrakes which can operate at a rate of 1l/s. It is noted the applicant is proposing such a control at this site. We consider this to be the minimum viable rate for sustainable control with limited maintenance requirements imposed on the future resident.

4.3.30 We do however acknowledge the concerns raised by the Few Lane Consortium regarding the flood risk to the local watercourse and in accordance with the SPD a desire for all developments to discharge at greenfield runoff rates. Therefore, we have provided further assessment regarding the potential flood risk associated with a discharge rate of 1l/s from the

¹⁰ We assume militate as written by the author of the Few's Lane Consortium Ltd is a typo and means mitigate.

site. The existing watercourse dimensions are illustrated on the supporting ditch profile drawing Ditch Plan and Section drawing reference 19/0321/101 Rev P3 (**Appendix B**) and using this information we can confirm the following:

- 1.39m in height at the lowest bank,
- 2m width at the base level,
- 5.3m width at the top of bank, and
- Lidar information for the area shows the channel slope is approximately 0.005.

- 4.3.31 Using Manning's formula, it has been possible to estimate the capacity associated with the existing watercourse and required capacity to accommodate a discharge rate of 1l/s from the site. Refer to **Appendix I**. Using a worst case and conservative estimate, of 1:1 side slopes (assuming a top of bank width of 2m) and a bankfull depth of 1.24m, a Manning's n value of 0.05 and channel slope of 0.001, as a worst case assumption, it gives a bankfull flow capacity of the watercourse to be 2 m³/s. For a discharge rate of 1l/s (0.001 m³/s) this will only amount to 0.05% capacity of the watercourse to be utilised for the proposed site. Therefore, the site amounts to a negligible impact on levels and flows associated with the existing watercourse.
- 4.3.32 Calculations have also been provided by the applicant for the operation of the tank during a 100 year 60 minute winter storm plus 40% climate change, and because of the lack of water levels known within the watercourse it has been modelled with a fully submerged outfall scenario (**Appendix J**). This shows in a worst-case scenario the proposed drainage will not flood nor will it cause a detriment to offsite areas. This is in accordance with the requirements of the NPPF, SPD and Local Plan.
- 4.3.33 It is acknowledged that best practice is to ensure proposed development does not exceed existing greenfield runoff rates. However, such a requirement for individual properties is erroneous and such an approach would likely hinder the development of small-scale individual properties in future, to the benefit of larger major developments. The implementation of controls to reduce rates to greenfield below 1l/s is considered a higher potential flood risk due to the potential higher maintenance requirements and if left unmanaged a blockage would result in unattenuated flow rates into the receptor.
- 4.3.34 **Response to Issue 2:** The redline boundary and legal permissions have not formed part of this drainage review. It has however been assumed riparian responsibilities are applicable to the applicant, as referenced in section 2.2 of this review, and therefore Ordinary Watercourse consent will be undertaken with the LLFA. This consent would be undertaken following the approval process and would not form part of this review.
- 4.3.35 **Response to Issue 3.** It is agreed the relevant policies of the development plan are a material consideration and specifically CC/8 and CC/9 regarding the surface water drainage.
- 4.3.36 The site is not at flood risk and below 1ha in size, therefore the requirements for an FRA is not necessary and the site is not subject to the Sequential Tests. Therefore, the site accords to the requirements of CC/8 and CC/9.
- 4.3.37 A Maintenance plan for the attenuation tank has been submitted by the applicant and confirmation that this will form part of the Health and Safety File for the site. The responsibility for the future management of the drainage will need to be transferred to the future owner of the property. We would also recommend a covenant is in place to ensure the driveway remains permeable construction in future. This we deem is acceptable in accordance with CC/8 and CC/9 of the Local Plan.
- 4.3.38 It is noted reference has been made by the Few's Lane Consortium that the applicant owns other land immediately adjoining the site that could be used for infiltration. It should be noted

management of the infiltration features would fall to the future owners of the property and such an approach would therefore locate the soakaway feature outside the redline boundary, beyond the future resident's control. This could result in a potential flood risk and would be contrary to policy.

- 4.3.39 It has been concluded, due to the high plasticity values of the clay, the 5m rule is recommended at the site and therefore the site cannot accommodate infiltration by conventional soakaway or a shallower alternative means of infiltration. In accordance with the priority order of CC/9 the discharge to the local watercourse is the next suitable option.
- 4.3.40 Discharge rates have been set in accordance with best practice for the reasons previously stated. The increase in rates are not considered to be a flood risk to offsite areas.
- 4.3.41 Based on the latest information supplied by the applicant and following a review of the evidence we support the discharge of Condition 5 for this site.

5 Conclusion

- 5.1.1 Based on the information submitted we find that it has been satisfactorily demonstrated that the scheme can provide a viable drainage strategy that will not increase flood risk elsewhere.
- 5.1.2 We conclude that the application would accord with Policy CC/7, for foul drainage.
- 5.1.3 We conclude the application would accord with CC/7, CC/8, CC/9 for surface water drainage.
- 5.1.4 We recommend the applicant undertakes ordinary watercourse consent prior to the installation of the outfall arrangement.
- 5.1.5 The future owner will need to be informed on the location of the underground storage tank, the maintenance responsibilities for the tank and covenant to ensure the driveway remains permeable in future.
- 5.1.6 The submission is considered consistent with the Cambridgeshire Flood and Water SPD for design of surface water drainage and paragraph 163 of the NPPF, which requires local planning authorities, when determining any planning applications, to ensure that flood risk is not increased elsewhere.
- 5.1.7 We therefore recommend the discharge to Conditions 4 and 5 for the site.

Appendix A Third Party Objections

This form was started at: 18/10/2019 00:25:19
This form was completed at: 18/10/2019 00:33:30
Internal form classification: N / A

Who are you

Mandatory fields are in bold

[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

House Name / Number

The Elms

Street

Fews Lane

Town / City

Cambridge

County

Cambridgeshire

Postcode

CB24 3DP

Comment Details

Please enter the planning reference number

S/3215/19/DC

Please tell us the address of the application you are commenting on

The Retreat, Fews Lane, Longstanton, Cambridge CB24 3DP

Commenter Type (optional)

Member of Public

Nature of comment (optional)

Object

Please limit your comments to 2 paragraphs. For longer representations please add as attachments.

Please ensure that no personal details (for example names, phone numbers) are included in your comment. For advice and guidance on how to compile your comment please visit our [website](#).

You can also add photos and any other relevant documents.

Your comments

I reside immediately next to the site of the proposed development, and I object to the discharge of any part of condition No. 5 (surface water drainage). The details provided with this application are insufficient to assess whether the surface water scheme proposed complies with the relevant local and national planning policies.

Should the applicant submit further details, re-consultation should occur in order to allow consultees the opportunity to make representations on the application as amended.

UPLOAD FILE(S)

Declaration

Please open the PDF below to review all of your answers, if the answers displayed are correct please tick the declaration box.

Open a read only view of the answers you have given (this will open in a new window)

Please note the preview of your PDF may not work with some browsers. We are working with our suppliers to resolve this issue. You will be emailed a copy of your form once it has been submitted.

Declaration

Please tick the box below to confirm that the information you have provided on the form is accurate, and then click submit to send us your comment.

Please note that your comment may take up to three working days to show on our website.

I declare that the information I have provided on this form is accurate

This form was started at: 15/10/2019 14:26:29
This form was completed at: 15/10/2019 14:33:08
Internal form classification: N / A

Who are you

Mandatory fields are in bold

Title

Mrs

Forename / Initial (optional)

Libby

Surname

White

Company Name (if applicable) (optional)

Longstanton Parish Council

Telephone number (optional)

01954782323

Email address (optional)

clerk@longstanton-pc.gov.uk

House Name / Number

Longstanton Village Hall

Street

24 High Street

Town / City

Longstanton

County

Cambridgeshire

Postcode

CB24 3BS

Comment Details

Please enter the planning reference number

S/3215/19/DC

Please tell us the address of the application you are commenting on

The Retreat, Fews Lane, Longstanton CB24 3DP

Commenter Type (optional)

Consultee

Nature of comment (optional)

Object

Please limit your comments to 2 paragraphs. For longer representations please add as attachments.

Please ensure that no personal details (for example names, phone numbers) are included in your comment. For advice and guidance on how to compile your comment please visit our [website](#).

You can also add photos and any other relevant documents.

Your comments

Having considered this application at the full council meeting held on 14th October 2019, Longstanton Parish Council members recommend this application for OBJECTION as it proposes to discharge the surface water drainage directly into the village watercourse which is in contravention of planning condition 5 requiring surface water drainage to be filtered through the soil. Longstanton Parish Council support the comments made to the planning authority by neighbours in the letter dated 8th October 2019.

UPLOAD FILE(S)

Declaration

Please open the PDF below to review all of your answers, if the answers displayed are correct please tick the declaration box.

Open a read only view of the answers you have given (this will open in a new window)

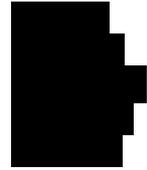
Please note the preview of your PDF may not work with some browsers. We are working with our suppliers to resolve this issue. You will be emailed a copy of your form once it has been submitted.

Declaration

Please tick the box below to confirm that the information you have provided on the form is accurate, and then click submit to send us your comment.

Please note that your comment may take up to three working days to show on our website.

I declare that the information I have provided on this form is accurate



8 October 2019

Ms Katie Christodoulides
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Ms Christodoulides

Re: S/3215/19/DC – Discharge of conditions 4 (Foul Water Drainage) and 5 (Surface Water Drainage) of planning permission S/2937/16/FL at land the rear of The Retreat, Fews Lane, Longstanton, Cambridge CB24 3DP

The Fews Lane Consortium is a community action group based in Longstanton that supports sustainable development within the villages of South Cambridgeshire and transparency and accountability in local government.

The Consortium notes that condition No. 4 (foul water drainage) is only capable of being discharged in part at this time.

The Consortium also notes that condition No. 5 (surface water drainage) is only capable of being discharged in part at this time.

The Consortium has no comment on the discharge of the pre-commencement part of condition No. 4 (foul water drainage).

The Consortium OBJECTS to the discharge of any part of condition No. 5 (surface water drainage) at this time. The details submitted by the applicant are insufficient to assess the proposal in regards to the relevant planning policies.

Given the history of community opposition in regards to the development of this site, the Consortium feels that in the public interest, and in the interests of all parties involved, the remaining applications to discharge conditions for applications S/2937/16/FL, S/2439/18/FL, and S/0277/19/FL should be subject to a brief 21-day period for public consultation, as has been the case with this discharge of conditions application.

Kind regards



Director



2 June 2020

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge CB23 6EA

Dear Sirs

Re: Planning application S/3215/19/DC

Condition 4 of the relevant planning permission states that, "No construction work shall be commenced until full details of the proposed arrangements for foul water drainage have been submitted to the local planning authority and approved in writing."

The application proposes discharge of foul water into the public sewerage system, but no evidence has been provided to demonstrate that the existing public sewerage system has the capacity for the additional flows from the proposed development or that discharge into the public sewerage system has been agreed with the relevant sewerage undertaker.

Condition 5 of the relevant planning permission states that, "No construction work shall be commenced until full details of the proposed arrangements for surface water drainage, both from the building itself and from the proposed driveway area, have been submitted to the local planning authority and approved in writing."

The surface water drainage arrangements proposed in this application fail to comply with policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

In particular, policy CC/9 states that development will only be permitted where the destination of surface water discharge obeys the following priority order: (1) infiltration to ground, (2) discharge to a body of water, (3) discharge to a surface water sewer.

No surface water drainage arrangements for the proposed driveway are shown on the submitted plans. It is unclear if it is intended that permeable pavement should be used to discharge the driveway surface water by infiltration. However, if this is the case, no evidence has been submitted to suggest that the site is suitable for infiltration. The minimum information required would typically include infiltration testing conducted according to BRE Digest 365 together with a site plan showing the locations where tests were conducted. If infiltration is suitable for the driveway area of the site, no explanation has been submitted as to why it is not being used to discharge the surface water from the building.

The surface water drainage consultation response published by the Council in regards to this application is wholly unreasonable as it fails to consider the relevant particulars of the development proposed, the applicable local and national development policies, and the basic principles of sustainable urban drainage system design.

The Council's unnamed surface water drainage engineer also comments on the surface water drainage arrangements proposed under this application (S/3215/19/DC) in the response for application S/3875/19/DC, stating that, "the dwelling towards the north [the bungalow to which application S/3215/19/DC pertains] appears to be too close to the watercourse to enable soakaways to be positioned 5m from the dwelling without impacting on the hedge and bank of the watercourse".

However, there are numerous locations within the application site greater than 5 metres from the foundations of buildings. Furthermore, the 5-metre rule is simply a rough rule of thumb that can be assumed to be safe for any building site on any type of soil. With a proper geotechnical assessment, it may be possible in many soils to install infiltration features and traditional soakaways much closer to foundations.¹

Kind regards

Daniel Fulton
Director

¹ Woods Ballard, B, et al. *The SuDS Manual*. 2015. Construction Industry Research and Information Association.

13 July 2020

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge CB23 6EA

Dear Sir/Madam

Re: Planning application S/3215/19/DC – The Retreat, Fews Lane, Longstanton, Cambridge CB24 3DP

(1) Planning application S/3215/19/DC seeks to discharge conditions 4 and 5 (foul and surface water drainage) of the planning permission issued for the erection of a 3-bedroom bungalow with parking at The Retreat, Fews Lane, Longstanton, Cambridge CB24 3DP pursuant to planning application S/2937/16/FL.

(2) Condition 4 (foul water drainage) states that:

“No construction work shall be commenced until full details of the proposed arrangement for foul water drainage have been submitted to the local planning authority and approved in writing. The new dwelling shall not be occupied or brought into use until the foul water drainage system has been installed and made operational, in accordance with these approved details.”

(3) Condition 5 (surface water drainage) states that:

“No construction work shall be commenced until full details of the proposed arrangements for surface water drainage, both from the building itself and from the proposed driveway area, have been submitted to the local planning authority and approved in writing. The new dwelling shall not be occupied or brought into use until the surface water drainage system has been installed and made operational, in accordance with these approved details.”

(4) The following three material considerations preclude the discharge of condition 5 (surface water drainage).

- 1) The scheme proposes an increase in the surface water discharged from the site into Longstanton Brook from the pre-development discharge volume, thereby increasing the flood risk of nearby properties. This is contrary to the stated reason for the condition, which is “to prevent flooding”.
- 2) The scheme positions the outfall for the surface water drainage system outside the red line boundaries of the development site. An application to discharge a planning condition can not be used extend the boundaries of the land to which a planning permission relates.
- 3) The relevant policies of the development plan are a material consideration, and policies CC/8 and CC/9 of the Local Plan 2018 militate against the approval of the application.

Issue 1: Proposal would increase the risk of flooding elsewhere

- (5) Planning conditions are to be interpreted in a common sense way, having regards to the underlying purpose for the condition as is demonstrated by the reasons stated for the imposition of the condition or conditions in question (*R (Sevenoaks District Council) v Secretary of State* [2004] EWHC 771 (Admin)).
- (6) The Appeal Decision granting permission in regards to application reference S/2937/16/FL states that, "in particular, conditions relating to foul and surface water drainage are necessary, to prevent flooding".
- (7) However, under the scheme submitted by the applicant, the risk of flooding to nearby properties would actually be increased because the runoff volume from the development to the nearby surface watercourse for nearly all rainfall events would exceed the runoff volume for the same event prior to redevelopment.
- (8) The increase in surface water proposed to be discharged from the site would flow into Longstanton Brook, which has an extensive history of flooding.
- (9) The relevant local and national planning policies indicate that development of brownfield sites should seek to reinstate greenfield runoff rates wherever possible and, in any case, that the post-development discharge rate should never exceed the rate of discharge from the development prior to redevelopment.

Issue 2: Application proposes work outside boundaries of land to which the planning permission relates

- (10) The land proposed to be used for the outflow of the surface water drainage system falls outside the red line boundary on the location plan identifying the land to which the planning permission relates.
- (11) No planning permission has been granted for any development to take place in, on, over, or under land outside of the boundaries of the application site.
- (12) If the applicant wishes to extend the red line boundaries of the application site to include the land proposed for the surface water outflow, an application must be submitted under section 73 of the 1990 Act.
- (13) The Council can not use an application to discharge a planning condition to effect the same result that would properly be effected through an application submitted under section 73 of the 1990 Act.

Issue 3: Application does not accord with relevant policies of the development plan

- (14) Policy CC/8 of the Local Plan 2018 states that:

"Development proposals will be required to demonstrate that [...] surface water drainage schemes comply with *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems* and the *Cambridgeshire Flood and Water Supplementary Planning Document* or successor documents."

- (15) *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems* states in paragraph S3 that:

“For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but **should never exceed the rate of discharge from the development prior to redevelopment** for that event.”

(16) *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems* states in paragraph S5 that:

“Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but **should never exceed the runoff volume from the development site prior to redevelopment** for that event.”

(17) The *Cambridgeshire Flood and Water Supplementary Policy Document* states in paragraph 6.3.8 that:

“Brownfield (previously developed land) sites must reduce the existing runoff from the site as part of the redevelopment. Where possible, in order to provide betterment, redevelopments should look to reinstate greenfield runoff rates.”

(18) Under the scheme submitted by the applicant, the peak runoff rate of discharge from the development to the nearby surface watercourse would exceed the peak runoff rate of discharge of the site prior to redevelopment, which is contrary to policy CC/8 of the Local Plan 2018, contrary to paragraph S3 of *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems*, and contrary to paragraph 6.3.8 of the *Cambridgeshire Flood and Water Supplementary Policy Document*.

(19) Under the scheme submitted by the applicant, the runoff volume from the development to the nearby surface watercourse for the 1 in 100 year, 6 hour rainfall would exceed the runoff volume for the same event prior to redevelopment, which is contrary to policy CC/8 of the Local Plan 2018 and contrary to paragraph S5 of *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems*.

(20) Policy CC/9 of the Local Plan 2018 states that:

“In order to minimise flood risk, development will only be permitted where: [...] The destination of the discharge obeys the following priority order:

- i. Firstly to the ground via infiltration
- ii. Then, to a water body;
- iii. Then, to a surface water sewer;
- iv. Discharge to a foul water or combined sewer is unacceptable.”

(21) The information submitted by the applicant indicates that opportunities to use infiltration to discharge the surface water collected from the impermeable areas of the proposed development have not been adequately explored.

(22) It is a material consideration that the applicant owns other land immediately adjoining the application site that could be used to discharge the collected surface water through infiltration. (See Section 72(1) of the Town and Country Planning Act 1990.)

(23) Policy CC/9 of the Local Plan 2018 states that, “In order to minimise flood risk, development will only be permitted where: [...] there would be no increase to flood risk elsewhere”.

(24) The increase in surface water proposed to be discharged from the site would flow in Longstanton Brook, which has an extensive history of flooding. This would be contrary to policy CC/9 of the Local Plan 2018.

- (25) Policies CC/8 and CC/9 of the Local Plan 2018 clearly militate against the approval of the details submitted with this application.
- (26) Pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- (27) The applicant has not advanced any argument for why this application should be approved contrary to the policies of the development plan.
- (28) Accordingly, condition 5 (surface water drainage) should not be discharged at this time.

Kind regards

Daniel Fulton
Director

16 July 2020

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge CB23 6EA

Dear Sir/Madam

Re: Planning application S/3215/19/DC – The Retreat, Fews Lane, Longstanton, Cambridge CB24 3DP

- (1) The Fews Lane Consortium Ltd has received legal advice that residential gardens within built-up areas are classified as greenfield land for planning purposes, not brownfield land, as was implied in the Consortium's letter dated 13 July 2020.
- (2) Whilst this does not change the substance of the Consortium's objections to the proposed development, it does mean that different paragraphs of *Sustainable Drainage Systems: Non statutory technical standards for sustainable drainage systems* and the *Cambridgeshire Flood and Water Supplementary Policy Document* should have been quoted in the Consortium's representations.
- (3) Policy CC/8 of the Local Plan 2018 states that:

"Development proposals will be required to demonstrate that [...] surface water drainage schemes comply with *Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems* and the *Cambridgeshire Flood and Water Supplementary Planning Document* or successor documents."
- (4) *Sustainable Drainage Systems: Non statutory technical standards for sustainable drainage systems* states in paragraph S2 that:

"For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event **should never exceed the peak greenfield runoff rate for the same event.**"
- (5) *Sustainable Drainage Systems: Non statutory technical standards for sustainable drainage systems* states in paragraph S4 that:

"Where reasonably practicable, for greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year; 6 hour rainfall event **should never exceed the greenfield runoff volume for the same event.**"
- (6) The *Cambridgeshire Flood and Water Supplementary Policy Document* states in paragraph 6.3.6 that:

"All new developments on greenfield land are required to discharge the runoff from the impermeable areas at the same greenfield runoff rate, or less than, if locally agreed with an appropriate authority or as detailed within the local planning policies of District and City Councils."

- (7) Under the scheme submitted by the applicant, the peak runoff rate of discharge from the development to the nearby surface watercourse would exceed the greenfield runoff rate for the 1 in 1 year and 1 in 100 year rainfall events, which is contrary to policy CC/8 of the Local Plan 2018, contrary to paragraph S2 of *Sustainable Drainage Systems: Non statutory technical standards for sustainable drainage systems*, and contrary to paragraph 6.3.6 of the *Cambridgeshire Flood and Water Supplementary Policy Document*.
- (8) Under the scheme submitted by the applicant, the runoff volume from the development for the 1 in 100 year, 6 hour rainfall event would exceed the greenfield runoff volume for that event, which is contrary to policy CC/8 of the Local Plan 2018 and contrary to paragraph S4 of *Sustainable Drainage Systems: Non statutory technical standards for sustainable drainage systems*.
- (9) Policy CC/9 of the Local Plan 2018 states that:
- "In order to minimise flood risk, development will only be permitted where: [...] The destination of the discharge obeys the following priority order:
- i. Firstly to the ground via infiltration
 - ii. Then, to a water body;
 - iii. Then, to a surface water sewer;
 - iv. Discharge to a foul water or combined sewer is unacceptable."
- (10) The information submitted by the applicant indicates that opportunities to use infiltration to discharge the surface water collected from the impermeable areas of the proposed development have not been adequately explored.
- (11) It is a material consideration that the applicant owns other land immediately adjoining the application site that could be used to discharge the collected surface water through infiltration. (See Section 72(1) of the Town and Country Planning Act 1990.)
- (12) Policy CC/9 of the Local Plan 2018 states that "In order to minimise flood risk, development will only be permitted where: [...] there would be no increase to flood risk elsewhere".
- (13) The increase in surface water proposed to be discharged from the site would flow in Longstanton Brook, which has an extensive history of flooding. This would be contrary to policy CC/9 of the Local Plan 2018.
- (14) Policies CC/8 and CC/9 of the Local Plan 2018 clearly militate against the approval of the details submitted with this application.
- (15) Pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- (16) The applicant has not advanced any argument for why this application should be approved contrary to the policies of the development plan.
- (17) Accordingly, condition 5 (surface water drainage) should not be discharged at this time.

Kind regards


Director

Knowles, Stephanie

Subject: Consultee Comments for Planning Application S/3215/19/DC

From: Planning <planning@greatercambridgeplanning.org>

Sent: 11 August 2020 12:06

To: Emma Ousbey <emma.ousbey@greatercambridgeplanning.org>

Subject: Consultee Comments for Planning Application S/3215/19/DC

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 12:05 PM on 11 Aug 2020 from Ms Libby White (clerk@longstanton-pc.gov.uk) on behalf of Parish - Longstanton.

Application Summary

Reference: S/3215/19/DC

Address: The Retreat Fewes Lane Longstanton Cambridge
Cambridgeshire CB24 3DP

Proposal: Discharge of conditions 4 (Foul Water Drainage) and 5
(Surface Water Drainage) of planning permission
S/2937/16/FL

Case Officer: Emma Ousbey

[Click for further information](#)

Comments Details

Comments: Following a meeting of Longstanton Parish Council on Monday 10th August, Longstanton Parish Council continue to object to this application as it continues to propose discharge the surface water drainage directly into the village watercourse which is in contravention of policies CC8 and CC9 of the South Cambridgeshire Local Plan 2018.

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13 August 2020

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge CB23 6EA

Dear Sir/Madam

Re: Planning application S/3215/19/DC – The Retreat, Fews Lane, Longstanton, Cambridge CB24 3DP

The use of Sustainable Drainage Systems (“SuDS”) and the ability to integrate appropriate SuDS features into any development should be considered from the earliest phases of site selection and design. When considered at the appropriate time early in the design process, even the smallest sites can effectively integrate SuDS features, which can provide benefits in terms of reduced flood risks and provide positive contributions in terms of landscaping, residential amenity, and opportunities to enhance biodiversity.

In the case of this development, no consideration was given to the issues of surface water drainage at the design phase, and as a result, the applicant has proposed to discharge the collected surface water into the village’s watercourses.

The proposed rate of attenuation of discharge is insufficient and would result in an increased volume and rate of surface water discharge from the site, which would increase the risk of flooding elsewhere. This outcome is contrary to the inspector’s stated reason for imposing the surface water condition, which was to prevent flooding.

The applicant has failed to consider any of the numerous options to discharge the collected surface water through infiltration.

The details submitted by the applicant are also, by objective measures, contrary to policies CC/8 and CC/9 of the development plan.

Having failed to consider appropriate SuDS solutions at the design phase, the applicant can not now reasonably expect the Council to approve details that are contrary to the relevant policies of the development plan and that would increase the risk of flooding. This application should therefore be refused by the Council.

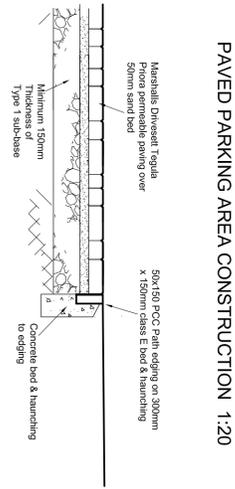
Kind regards

Daniel Fulton
Director

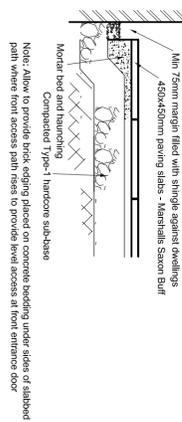
Appendix B Drainage Drawings

DRAINAGE
RAIN WATER
 Connect new downpipes from dwellings to 100mm drains taken to soakaways positioned as shown on engineering site plan (Sheet n/m, 5m from buildings). See engineering site plan for details.

FOUL WATER
 New 100mm dia foul drainage system to be installed, connecting new dwellings to existing foul drain within Few's Lane. Note that capped lateral drain exists at site entrance to Plot 3.
 New chambers (Max depth 900mm) to be of 450mm GPP Circular pre-formed type set on suitable concrete base. Frames to be Cast metal type with matching frames (No lightly-pressed steel type to be used)
 All 100mm drains to be laid to suitable falls as stated on accompanying engineering drawings, installed in accordance with manuf. instructions



PAVED PARKING AREA CONSTRUCTION 1:200

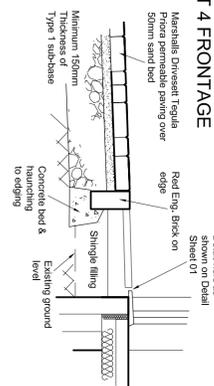


CONCRETE PAVING SLAB PATHS & PATIO AREAS

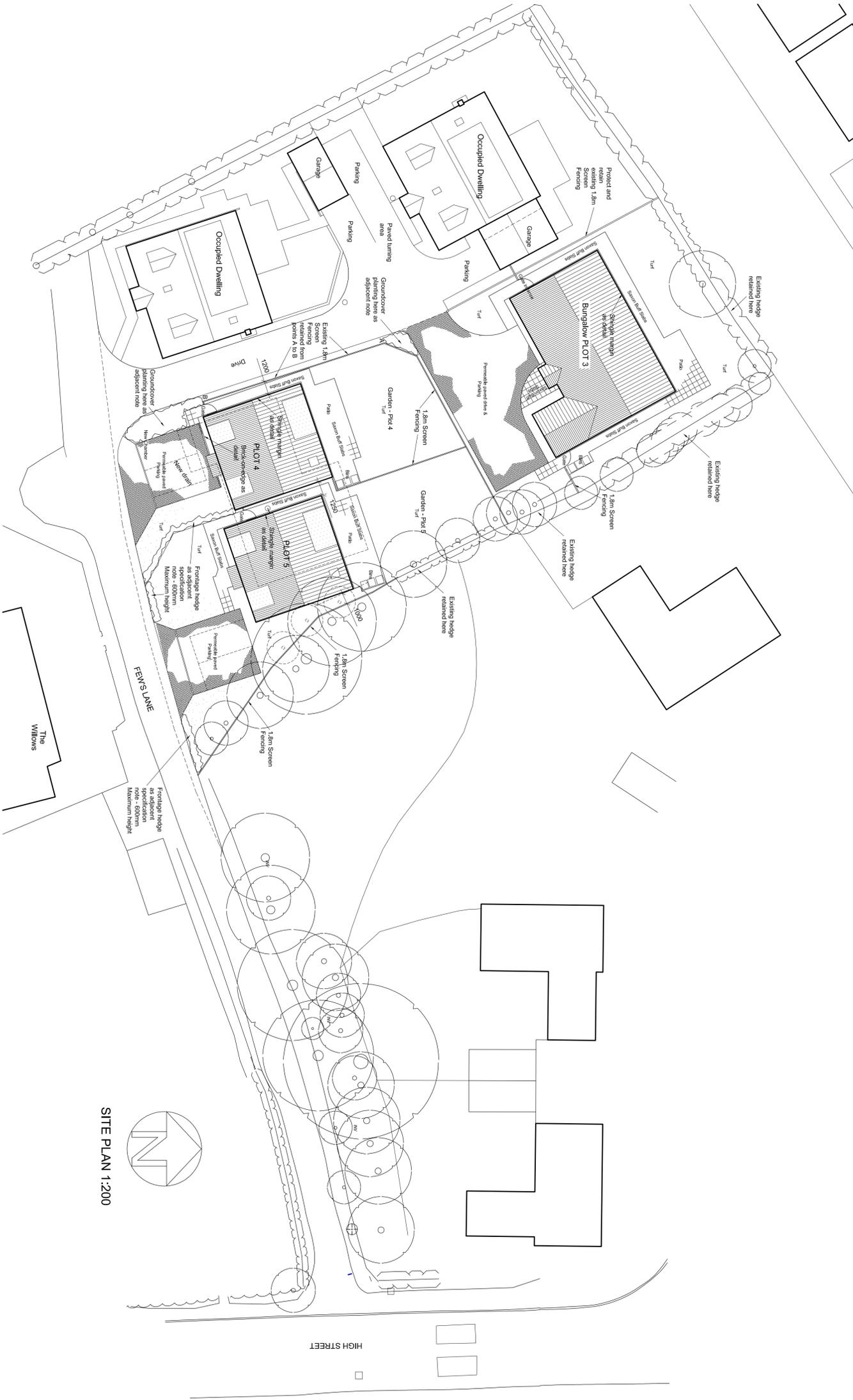
PLANTING
HEDGING TO FRONTAGE OF PLOTS 4 & 5
 33% each mix of Hawthorn, Blackthorn and Dogwood, min 3 plants/meter planted in two staggered rows.

GROUNDCOVER PLANTING TO FRONTAGE AND REAR CORNER OF PLOT 4
 25% each mix of Hypericum Hidocole, Berberis Aggregata, Colostephus Monogyna and Forsythia, planted in groups at 500x500mm centres, all to be container-grown in 23ltr pots.
 All other unsurfaced areas to be turfed

BRICK-ON-EDGE AT CHANGE IN LEVEL - PLOT 4 FRONTAGE



Location Plan 1:1250



SITE PLAN 1:200

Read drawing in conjunction with Structural Engineers Details shown on drawings Ref: 19/0321

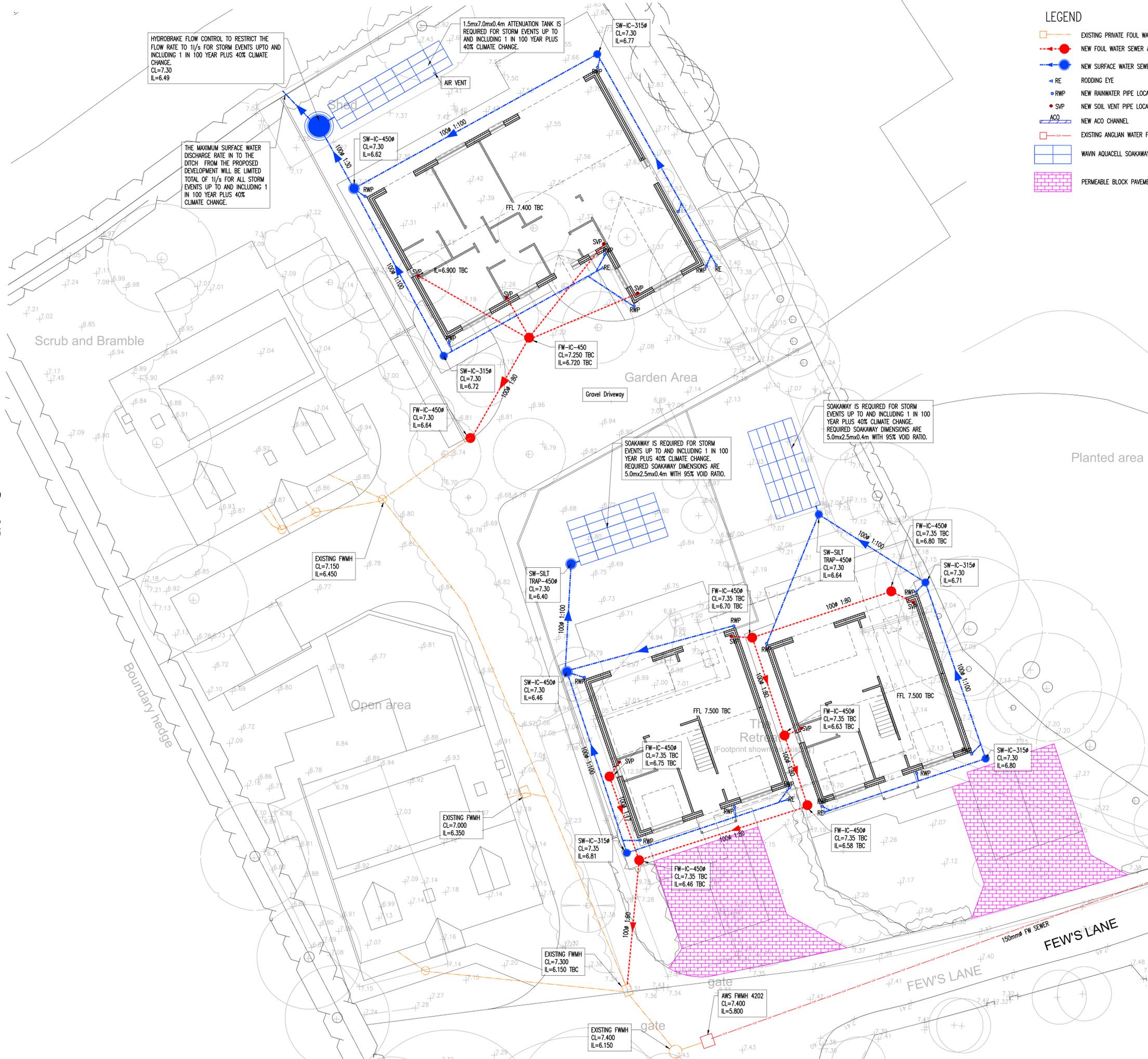
Drawn by	SRV	Date	Aug' 19
Scale	As Shown	File No.	[1 Sheet]
Proj. No.	FL-345 - Site 01	Rev.	

SIMON WARD ARCHITECTURAL DESIGN
 ARCHITECTURAL DESIGN
 100, THE WILLOWS, FEWS LANE, LONGSTANTON, CAMBRIDGESHIRE, PETERBOROUGH, ENGLAND, CB10 3DU, UK
 TEL: 01480 301018
 WWW.SIMONWARDARCHITECT.COM

LANDBROOK HOMES

3 DWELLINGS, THE RETREAT FEWS LANE, LONGSTANTON

Site Plan



HYDROBRAKE FLOW CONTROL TO RESTRICT THE FLOW RATE TO 11/s FOR STORM EVENTS UP TO AND INCLUDING 1 IN 100 YEAR PLUS 40% CLIMATE CHANGE.
CL=7.30
IL=6.49

THE MAXIMUM SURFACE WATER DISCHARGE RATE IN TO THE DITCH FROM THE PROPOSED DEVELOPMENT WILL BE LIMITED TOTAL OF 11/s FOR ALL STORM EVENTS UP TO AND INCLUDING 1 IN 100 YEAR PLUS 40% CLIMATE CHANGE.

1.5mx7.0mx0.4m ATTENUATION TANK IS REQUIRED FOR STORM EVENTS UP TO AND INCLUDING 1 IN 100 YEAR PLUS 40% CLIMATE CHANGE.

SOAKAWAY IS REQUIRED FOR STORM EVENTS UP TO AND INCLUDING 1 IN 100 YEAR PLUS 40% CLIMATE CHANGE. REQUIRED SOAKAWAY DIMENSIONS ARE 5.0mx2.5mx0.4m WITH 95% VOID RATIO.

SOAKAWAY IS REQUIRED FOR STORM EVENTS UP TO AND INCLUDING 1 IN 100 YEAR PLUS 40% CLIMATE CHANGE. REQUIRED SOAKAWAY DIMENSIONS ARE 5.0mx2.5mx0.4m WITH 95% VOID RATIO.

LEGEND

- EXISTING PRIVATE FOUL WATER DRAINAGE
- NEW FOUL WATER SEWER & MANHOLE
- NEW SURFACE WATER SEWER & MANHOLE
- RODDING EYE
- RWP
- SVP
- NEW ACO CHANNEL
- EXISTING ANGLIAN WATER FOUL WATER SEWER
- WAVIN AQUACELL SOAKAWAY/ATTENUATION TANK
- PERMEABLE BLOCK PAVEMENT

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
2. ANY GRID LINES, BUILDING LINES, ETC. ARE TO BE SET OUT IN ACCORDANCE WITH THE RELEVANT ARCHITECT'S PLAN.
3. DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING, EITHER MANUALLY OR ELECTRONICALLY.
4. DIMENSIONS MARKED * ARE SUBJECT TO CONFIRMATION BY SITE MEASUREMENT BEFORE CONSTRUCTION COMMENCES.
5. ANY DIMENSIONAL DISCREPANCIES ON THIS DRAWING ARE TO BE REFERRED TO THE ENGINEER BEFORE THE AFFECTED WORK PROCEEDS.
6. ALL DRAINAGE CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH BUILDING REGULATIONS PART 'H', BSEN 752, AND NHC STANDARDS. ALL DRAINAGE PRODUCTS TO BE CE MARKED.
7. LOCATIONS OF ALL FW AND SW OUTLETS FROM BUILDINGS ARE TO BE CHECKED AGAINST THE ARCHITECTS DRAWINGS TO ENSURE COMPATIBILITY PRIOR TO THE SITE WORKS COMMENCING.
8. CONTRACTOR TO SCAN FOR AND EXPOSE ALL EXISTING UNDERGROUND SERVICES (GAS, WATER, ELECTRICITY, COMMUNICATIONS ETC.) PRIOR TO ANY EXCAVATION WORKS.
9. THE CONTRACTOR IS TO EXPOSE AND VERIFY THE EXISTING PIPE SIZES AND LEVELS AND CONFIRM TO THE ENGINEER ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORKS.
10. COVER LEVELS SHOWN ARE APPROXIMATE ONLY AND SHALL TIE INTO PROPOSED FINISHED SURFACE LEVELS.
11. PIPEWORK TO BE U-PVC TO BSEN 1401-1 OR CLAYWARE TO BSEN 295-1, FLEXIBLY JOINTED BY HEPWORTH OR EQUAL.
12. FW PIPEWORK TO BE LAID AT MINIMUM 1:60 GRADIENTS. SW PIPEWORK TO BE LAID AT MINIMUM 1:80 GRADIENTS UNLESS SHOWN OTHERWISE
13. ALL PIPEWORK IS TO BE 110mm DIA. UNLESS NOTED OTHERWISE
14. INSPECTION CHAMBERS NOTED ARE TO BE HEPWORTH POLYPROPYLENE INSPECTION CHAMBERS (PPIC), 300mm DIAMETER UP TO 600mm DP OR 475mm DIAMETER UP TO 1200mm DP INSTALLED WITH 150mm CONCRETE BED AND SURROUND TO MANUFACTURERS RECOMMENDATIONS. CHAMBERS TO HAVE ROUND, LOCKABLE DUCTILE IRON COVER AND FRAME TO SUIT LOADINGS.
15. MANHOLES TO BE PRECAST CONCRETE SECTIONS TO BSEN11-1 AND BSEN 1916 INSTALLED ON 225mm THICK CONCRETE BASE WITH 150mm CONCRETE SURROUND. CONCRETE JOINTS TO BE SEALED WITH BUTYL RESIN SEALANT. STEP IRONS TO BE PROVIDED WHERE DEPTH IS GREATER THAN 1200mm. PRECAST CONCRETE COVER SLAB TO PROVIDE CLEAR OPENING FOR ACCESS COVER. INVERTS FORMED WITH CHANNEL PIPES. BENCHING TO SLOP 1:12 WITH A 20mm THK. HIGH STRENGTH CONCRETE TOPPING.
16. ROCKER PIPES (600mm LONG) TO BE PROVIDED AS CLOSE AS PRACTICABLE TO ALL CHAMBERS/MANHOLES AND FOUNDATIONS/WALLS.
17. LOADING GRADES FOR COVERS TO BSEN 124 TO BE A15 (PEDESTRIAN USE ONLY) B125 (LIGHT TRAFFIC USE) AND C250 (HEAVY TRAFFIC USE).
18. PIPEWORK BEDDING IN LANDSCAPE AREAS WHERE COVER IS LESS THAN 600mm AND IN TRAFFICKED AREAS WHERE COVER IS LESS THAN 900mm TO BE 150mm CONCRETE BED AND SURROUND OF GEN1 CONCRETE. PIPEWORK BEDDING IN LANDSCAPE AREAS WHERE COVER IS MORE THAN 600mm AND IN TRAFFICKED AREAS WHERE COVER IS MORE THAN 900mm TO BE 100mm GRANULAR BED AND SURROUND OF NOMINAL 10mm SIZE PEA GRAVEL.
19. WHERE PIPES PASS THROUGH STRUCTURES A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN 150mm OF THE STRUCTURE EDGE WITH A SHORT ROCKER PIPE INSTALLED THEREAFTER. THE PIPE PENETRATION SHALL BE FORMED USING OVERSIZED PVC DUCTING WITH UNCOMPRESSED INSULATION MATERIAL PACKING THE VOID.
20. CONTRACTOR SHALL OBTAIN ALL APPROVALS AND INSPECTIONS FROM BUILDING CONTROL, ANGLIA WATER SERVICES (SECTION 106 PARTS 1 & 2 FOR PUBLIC SEWER CONNECTION) AND LOCAL HIGHWAY AUTHORITY (FOR WORKS IN PUBLIC HIGHWAY) PRIOR TO COMMENCING SITE WORKS.
21. ALL NEW DRAINAGE WORK TO BE AIR/WATER TESTED FOR INTEGRITY AS REQUIRED BY BUILDING CONTROL.
22. EXISTING SEWERS/DRAINS ARE TO BE KEPT OPERATIONAL AT ALL TIMES DURING THE WORKS.
23. REFER TO THE ARCHITECTS DRAWINGS FOR ADDITIONAL DRAINAGE REQUIREMENTS AND SETTING OUT.

Rev	Date	Description
P9	27/07/20	ISSUED FOR APPROVAL
P8	11/06/20	ISSUED FOR APPROVAL
P7	01/05/20	ISSUED FOR APPROVAL
P6	09/04/20	ISSUED FOR APPROVAL
P5	08/04/20	ISSUED FOR APPROVAL
P4	28/11/19	ISSUED FOR APPROVAL
P3	13/09/19	ISSUED FOR COMMENT
P1	30/08/19	ISSUED FOR COMMENT

STATUS

PRELIMINARY

AFP ANDREW FIREBRACE PARTNERSHIP
STRUCTURAL & CIVIL ENGINEERING CONSULTANTS
Stable Barn, Park End, Swaffham Bulbeck, Cambridge CB25 0NA. Tel: 01223 811572 Fax: 01223 812719
E-mail: info@afpcoll.co.uk

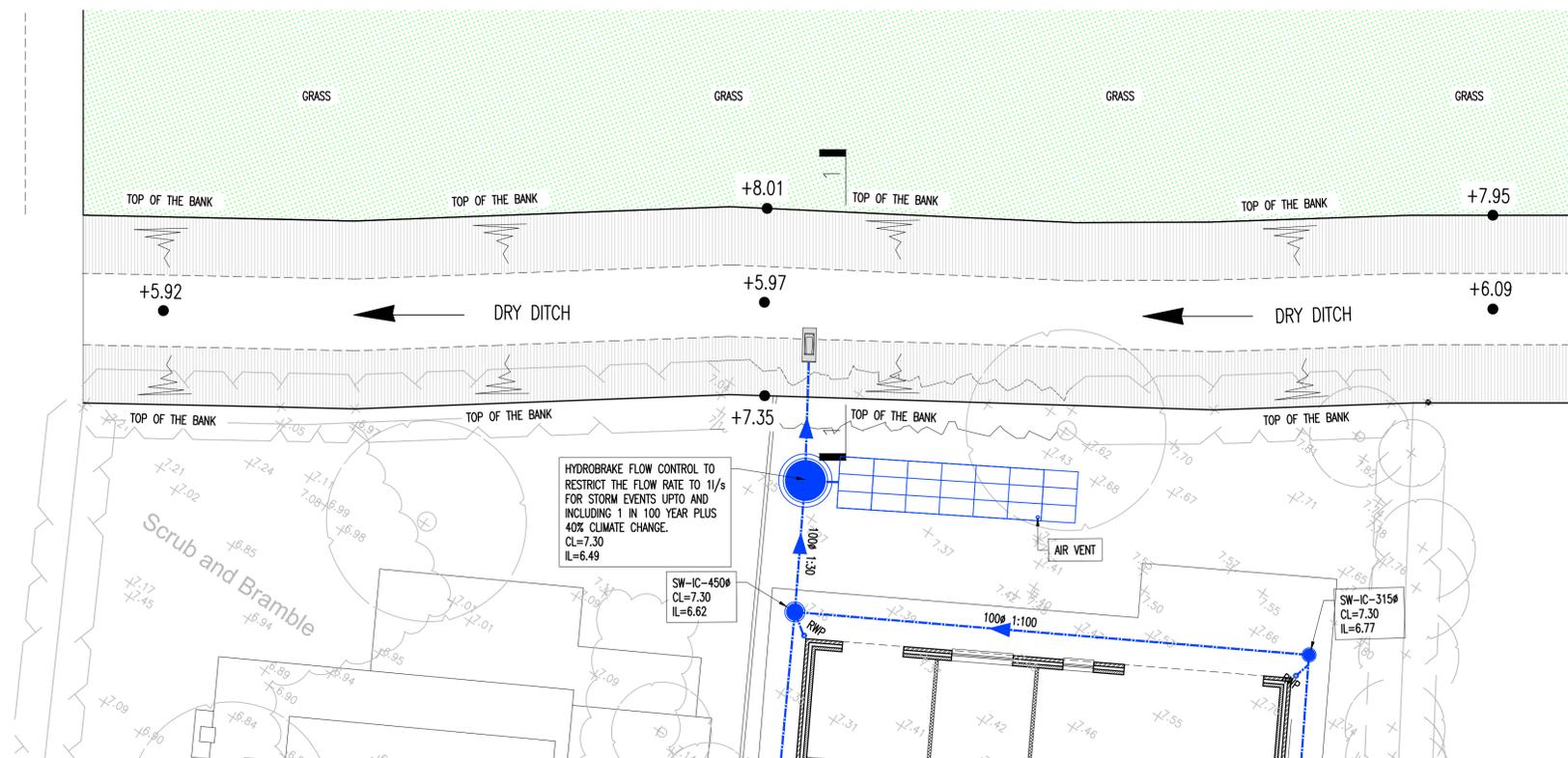
CLIENT: FEWS LANE, LONGSTANTON

TITLE: DRAINAGE LAYOUT

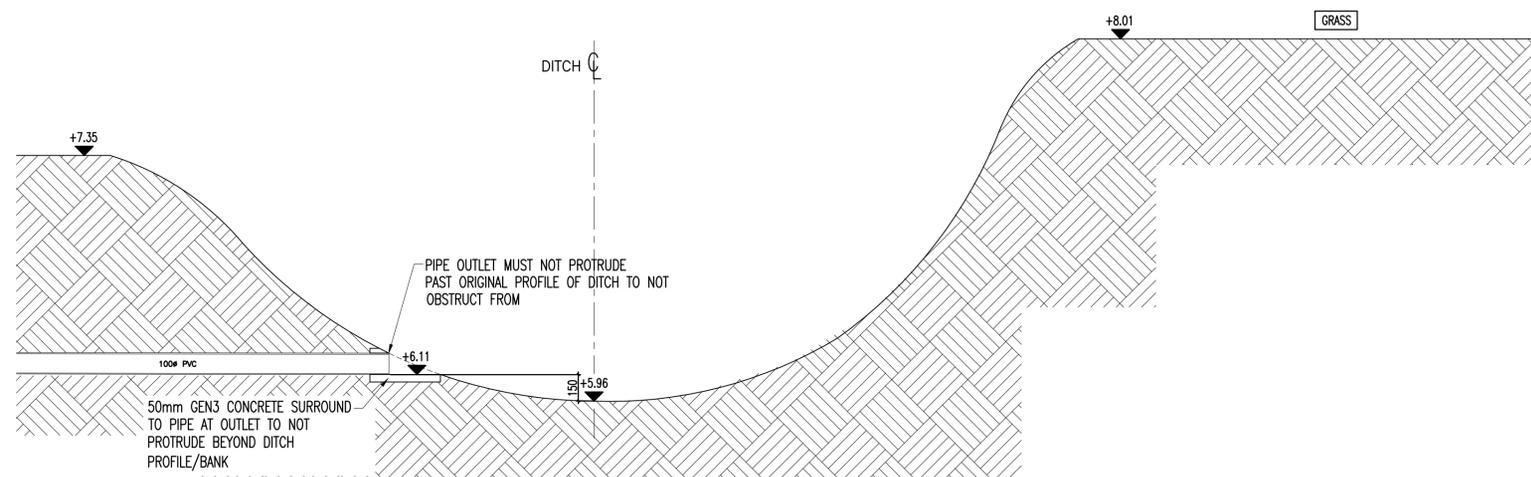
DRAWN CV	CHECKED MO	DRG No.	REV P9
SCALES 1:100@A1	DATE AUG 2019	19/0321/100	©copyright
Andrew Firebrace Partnership Limited		ACAD FILE No. 190321-100_P9.DWG	

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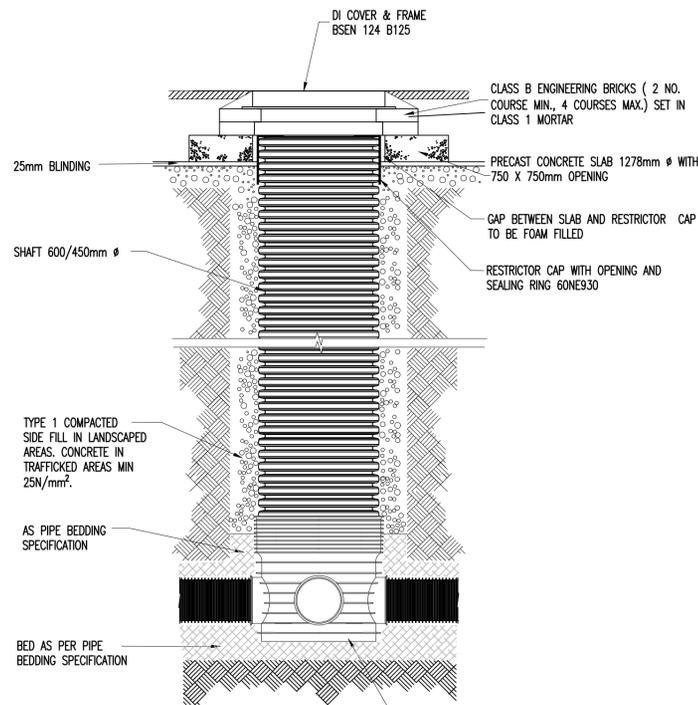


DITCH PLAN
(SCALE 1:100)



SECTION 1
(SCALE 1:20)

Rev	Date	Description
P3	30/07/20	ISSUED FOR APPROVAL
P2	11/06/20	ISSUED FOR APPROVAL
P1	17/10/19	ISSUED FOR APPROVAL
STATUS		
PRELIMINARY		
AFP ANDREW FIREBRACE PARTNERSHIP STRUCTURAL & CIVIL ENGINEERING CONSULTANTS <small>Stable Barn, Park End, Swaffham Bulbeck, Cambridge CB25 0NA. Tel: 01223 811572 Fax: 01223 812719 E-mail: info@afpcosult.co.uk</small>		
CLIENT		
PROJECT FEWS LANE, LONGSTANTON		
TITLE DITCH PLAN AND SECTION 1		
DRAWN CV	CHECKED MO	DRG No.
SCALES 1:100@A1	DATE AUG 2019	19/0321/101
Andrew Firebrace Partnership Limited	ACAD FILE No. 19.0321.100 P3.DWG	REV P3 ©Copyright



TYPICAL DETAIL OF WAVIN RANGE
450/600 INSPECTION CHAMBERS FOR
DEPTHS UPTO 3.0m

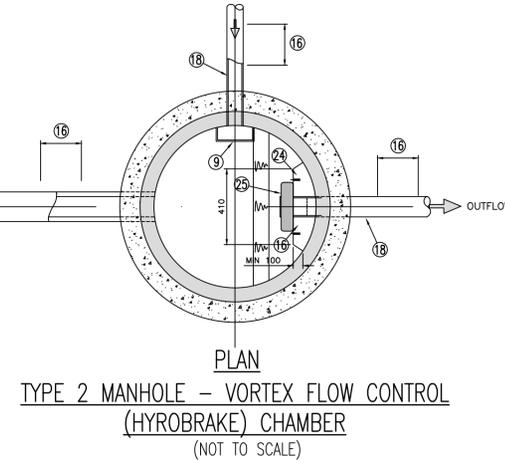
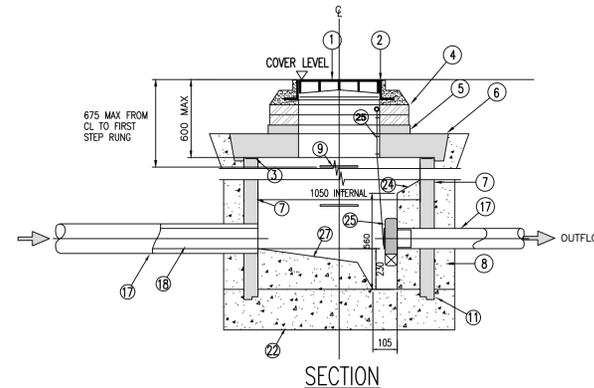
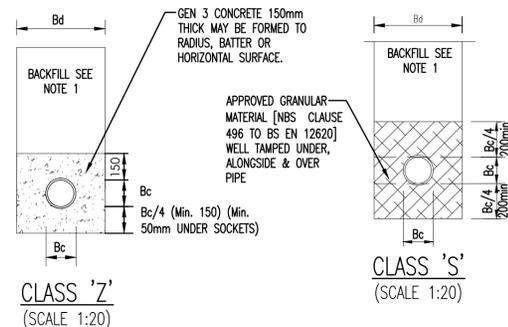
Dia (mm)	Bd (m)	GRANULAR MATERIAL TO NOMINAL SINGLE SIZED AS FOLLOWS.
100	0.5	100 DIA. 10mm
150	0.6	150 DIA. 10mm/ 14mm.
225	0.7	200 DIA.
300	0.85	& ABOVE 10mm/ 14mm/ 20mm.
375	1.05	
450	1.15	
525	1.20	
600	1.35	
1050	1.80	

NOTE 1
Bd = TRENCH WIDTH AT CROWN OF PIPE - (NARROW TRENCH WIDTH CONDITIONS)
Bc = OUTSIDE DIAMETER OF PIPE

CLASS 'Z' & CLASS 'S' FOR PIPE DIAMETERS 100 TO 525. GENERAL CASE CLASS 'S'. CLASS 'Z' FOR USE WHERE CROWN OF PIPE IS WITHIN 0.9m OF U/S OF PAVING IN TRAFFICKED AREAS AND 0.6m IN NON TRAFFICKED AREAS.

- BACK FILL TO TRENCHES TO BE SELECTED GRANULAR MATERIAL. MAX. PARTICLE SIZE NOT EXCEEDING 75mm, AND NOT MORE THAN 10% PASSING 75mm SIEVE. MATERIAL SHALL NOT CONTAIN ANY CLAY LUMPS OR ANY OTHER FOREIGN MATTER.
- PIPES TO BE VITRIFIED CLAY TO BSEN 295 OR PVC-U TO BSEN 1404-1:1998 TO CONTRACTOR CHOICE

EXTERNAL PIPE BEDDING DETAILS

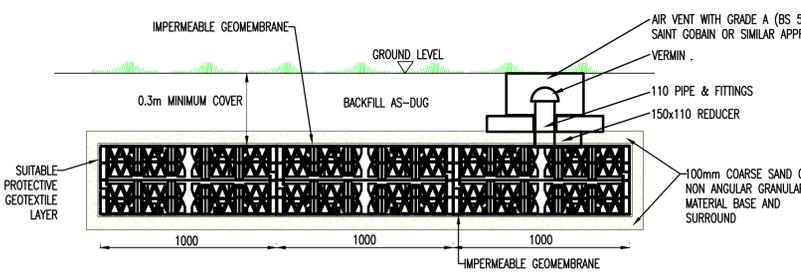


TYPE 2 MANHOLE - VORTEX FLOW CONTROL
(HYDROBRAKE) CHAMBER
(NOT TO SCALE)

- KEY
- ACCESS COVER B125.
 - COVER FRAME BEDDED ON AND HAUNCHED IN CLASS M1, M2 OR EPOXY MORTAR NO GREATER THAN 20mm THICK. APPROVED PACKING MATERIAL MAY BE USED IF REQUIRED.
 - 10mm UNCOMPRESSED THICKNESS OF 'TOKSTIP' OR SIMILAR APPROVED COMPRESSIBLE SEALANT TO ALL HORIZONTAL JOINTS.
 - TYPE 2 COVER FRAME SEATING RINGS 600X600 CENTRAL ACCESS OPENING OR MIN TWO COURSES OF ENGINEERING BRICK.
 - TYPE 1 COVER FRAME SEATING RING WITH 600X600 ECCENTRIC OPENING (BS752-3) BEDDED ON MORTAR.
 - REINFORCED PRECAST CONCRETE (SULPHATE RESISTING) HEAVY DUTY COVER SLAB TO BSS911; PART200 WITH 750X800 ACCESS OPENING, BEDDED ON MORTAR.
 - PRECAST CONCRETE (SULPHATE RESISTING) CHAMBER RINGS TO BS 5911-PART 200.
 - MIX ST4 SULPHATE RESISTING CONCRETE SURROUND MIN 150 THICK.
 - POLYPROPYLENE ENCAPSULATED DOUBLE STEP RUNGS TO BS1247 PARTS 1 & 2. MIN WIDTH 280mm AT 250mm CTRS.
 - GRAND CONCRETE BENCHING (MIN 200mm THICK) TO BE BROUGHT UP TO DENSE SMOOTH FACE NEATLY SHAPED AND FINISHED TO ALL BRANCH CONNECTIONS. BENCHING SLOPE TO BE 1 IN 10 AND 1 IN 30.
 - BOTTOM CHAMBER SECTION TO BE BUILT INTO BASE CONCRETE MIN 750mm.
 - CONSTRUCTION JOINT.
 - INVERT WITHIN THE CHAMBER TO BE FORMED USING A CHANNEL PIPE.
 - MIX ST4 CONCRETE.
 - DISTANCE BETWEEN TOP OF PIPE AND UNDERSIDE OF PRECAST CHAMBER TO BE 100.
 - PIPE DIA. | ROCKER PIPE LENGTH
- | | |
|---------|------|
| 150-600 | 600 |
| 675-750 | 1000 |
| 825+ | 1250 |
- ALL PIPES ENTERING OR LEAVING MANHOLES SHALL HAVE FLEXIBLE JOINT WITHIN 600mm OF THE INSIDE FACE OF THE MANHOLE.
 - SHORT LENGTH PIPE TO BE SIMILAR LENGTH TO ROCKER PIPE.
 - PIPE JOINT WITHIN THE CHANNEL TO BE LOCATED MIN 100mm FROM INSIDE FACE OF CHAMBER.
 - TOE HOLES TO BE PROVIDED IN BENCHING OF SEWER GREATER THAN 450mmØ FOR ACCESS TO INVERT.
 - 150 MIN STANDARD CONCRETE MIX 'S12' SURROUND TO SLUMP AND TO 150mm ABOVE OUTGOING PIPE INVERT. ALTERNATIVELY, 150 MIN STANDARD CONCRETE MIX 'S12' CAST INSITU SLUMP IN LIEU OF PRECAST CONCRETE CHAMBER RINGS.
 - 225 MIN INSITU CONCRETE BASE SLAB (STANDARD MIX ST4).
 - INLETS AND OUTLETS THOROUGHLY PACKED AND SEALED WITH MORTAR AROUND PIPES.
 - 'HYDROBRAKE' FIXED TO CONCRETE MOUNTING BLOCK WITH MASONRY STUD ANCHOR FIXING BOLTS.
 - 'HYDROBRAKE' FLOW CONTROL FITTED WITH PIVOTING BY-PASS DOOR.
 - 'HYDRO-BRAKE' UNIT OPTIMUM REFERENCE MD-SHE-0054-1000-0500-1000 DESIGN HEAD (M) 0.500, DIAMETER (MM) 51, DESIGN FLOW (L/S) 1.0, INVERT LEVEL (M) 6.490. MANUFACTURED BY HYDRO INTERNATIONAL.
 - PIVOTING BY-PASS DOOR OPERATING STEEL ROPE WITH PULL HANDLE FIXED JUST UNDER ACCESS COVER FOR MANUAL OPERATING AT GROUND LEVEL.
 - CONCRETE BENCHING.

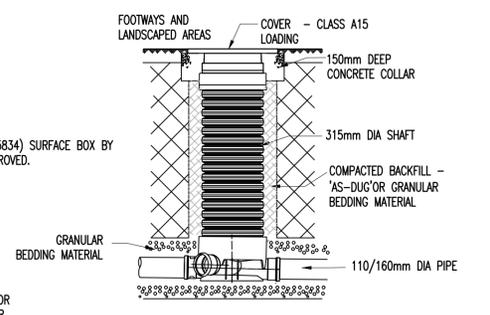
- GENERAL NOTES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
 - ANY GRID LINES, BUILDING LINES, ETC. ARE TO BE SET OUT IN ACCORDANCE WITH THE RELEVANT ARCHITECT'S PLAN.
 - DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING, EITHER MANUALLY OR ELECTRONICALLY.
 - DIMENSIONS MARKED * ARE SUBJECT TO CONFIRMATION BY SITE MEASUREMENT BEFORE CONSTRUCTION COMMENCES.
 - ANY DIMENSIONAL DISCREPANCIES ON THIS DRAWING ARE TO BE REFERRED TO THE ENGINEER BEFORE THE AFFECTED WORK PROCEEDS.
- DRAINAGE NOTES
- ALL DRAINAGE CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH BUILDING REGULATIONS PART 'H', BSEN 752, AND NHBC STANDARDS. ALL DRAINAGE PRODUCTS TO BE CE MARKED.
 - LOCATIONS OF ALL FW AND SW OUTLETS FROM BUILDINGS ARE TO BE CHECKED AGAINST THE ARCHITECT'S DRAWINGS TO ENSURE COMPATIBILITY PRIOR TO THE SITE WORKS COMMENCING.
 - CONTRACTOR TO SCAN FOR AND EXPOSE ALL EXISTING UNDERGROUND SERVICES (GAS, WATER, ELECTRICITY, COMMUNICATIONS ETC.) PRIOR TO ANY EXCAVATION WORKS.
 - THE CONTRACTOR IS TO EXPOSE AND VERIFY THE EXISTING PIPE SIZES AND LEVELS AND CONFIRM TO THE ENGINEER ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORKS.
 - COVER LEVELS SHOWN ARE APPROXIMATE ONLY AND SHALL TIE INTO PROPOSED FINISHED SURFACE LEVELS.
 - PIPEWORK TO BE U-PVC TO BSEN 1401-1 OR CLAYWARE TO BSEN 295-1, FLEXIBLY JOINTED BY HEPWORTH OR EQUAL.
 - FW PIPEWORK TO BE LAID AT MINIMUM 1:60 GRADIENTS. SW PIPEWORK TO BE LAID AT MINIMUM 1:80 GRADIENTS UNLESS SHOWN OTHERWISE.
 - ALL PIPEWORK IS TO BE 110mm DIA. UNLESS NOTED OTHERWISE.
 - INSPECTION CHAMBERS NOTED ARE TO BE HEPWORTH POLYPROPYLENE INSPECTION CHAMBERS (PPIC), 300mm DIAMETER UP TO 600mm DP OR 475mm DIAMETER UP TO 1200mm DP INSTALLED WITH 150mm CONCRETE BED AND SURROUND TO MANUFACTURERS RECOMMENDATIONS. CHAMBERS TO HAVE ROUND, LOCKABLE DUCTILE IRON COVER AND FRAME TO SUIT LOADINGS.
 - MANHOLES TO BE PRECAST CONCRETE SECTIONS TO BSS911-1 AND BSEN 1916 INSTALLED ON 225mm THICK CONCRETE BASE WITH 150mm CONCRETE SURROUND. CONCRETE JOINTS TO BE SEALED WITH BUTYL RESIN SEALANT. STEP IRONS TO BE PROVIDED WHERE DEPTH IS GREATER THAN 1200mm. PRECAST CONCRETE COVER SLAB TO PROVIDE CLEAR OPENING FOR ACCESS COVER. INVERTS FORMED WITH CHANNEL PIPES. BENCHING TO SLOP 1:12 WITH A 20mm THK. HIGH STRENGTH CONCRETE TOPPING.
 - ROCKER PIPES (600mm LONG) TO BE PROVIDED AS CLOSE AS PRACTICABLE TO ALL CHAMBERS/MANHOLES AND FOUNDATIONS/WALLS.
 - LOADING GRADES FOR COVERS TO BSEN 124 TO BE A15 (PEDESTRIAN USE ONLY) B125 (LIGHT TRAFFIC USE) AND C250 (HEAVY TRAFFIC USE).
 - PIPEWORK BEDDING IN LANDSCAPE AREAS WHERE COVER IS LESS THAN 600mm AND IN TRAFFICKED AREAS WHERE COVER IS LESS THAN 900mm TO BE 150mm CONCRETE BED AND SURROUND OF GEN1 CONCRETE. PIPEWORK BEDDING IN LANDSCAPE AREAS WHERE COVER IS MORE THAN 600mm AND IN TRAFFICKED AREAS WHERE COVER IS MORE THAN 900mm TO BE 100mm GRANULAR BED AND SURROUND OF NOMINAL 10mm SIZE PEA GRAVEL.
 - WHERE PIPES PASS THROUGH STRUCTURES A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN 150mm OF THE STRUCTURE EDGE WITH A SHORT ROCKER PIPE INSTALLED THEREAFTER. THE PIPE PENETRATION SHALL BE FORMED USING OVERSIZED PVC DUCTING WITH UNCOMPRESSED INSULATION MATERIAL PACKING THE VOID.
 - CONTRACTOR SHALL OBTAIN ALL APPROVALS AND INSPECTIONS FROM BUILDING CONTROL, ANGLIA WATER SERVICES (SECTION 106 PARTS 1 & 2 FOR PUBLIC SEWER CONNECTION) AND LOCAL HIGHWAY AUTHORITY (FOR WORKS IN PUBLIC HIGHWAY) PRIOR TO COMMENCING SITE WORKS.
 - ALL NEW DRAINAGE WORK TO BE AIR/WATER TESTED FOR INTEGRITY AS REQUIRED BY BUILDING CONTROL.
 - EXISTING SEWERS/DRAINS ARE TO BE KEPT OPERATIONAL AT ALL TIMES DURING THE WORKS.
 - REFER TO THE ARCHITECT'S DRAWINGS FOR ADDITIONAL DRAINAGE REQUIREMENTS AND SETTING OUT.

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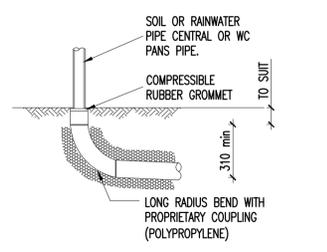


AQUACELL ECO SURFACE WATER ATTENUATION TANK DETAILS
(NON-TRAFFICKED)

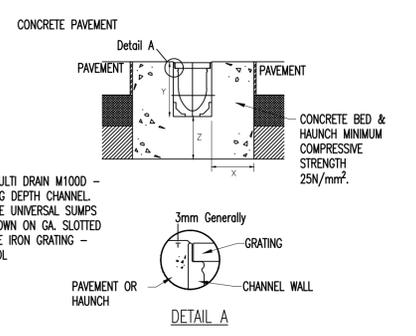
- TYPICAL INSTALLATION NOTES :
- EXCAVATE THE TRENCH TO THE REQUIRED DEPTH ENSURING THAT THE PLAN AREA IS SLIGHTLY GREATER THAN THAT OF THE AQUACELL UNITS.
 - LAY 100MM BED OF COARSE SAND, LEVEL AND COMPACT.
 - LAY THE GEOTEXTILE OVER THE BASE AND UP THE SIDES OF THE TRENCH.
 - LAY THE GEOMEMBRANE ON TOP OF THE GEOTEXTILE OVER THE BASE AND UP THE SIDES OF THE TRENCH.
 - LAY THE AQUACELL UNITS PARALLEL WITH EACH OTHER. IN MULTIPLE LAYER APPLICATIONS, WHEREVER POSSIBLE, CONTINUOUS VERTICAL JOINTS SHOULD BE AVOIDED. AQUACELL UNITS CAN BE LAID IN A BRICK BONDED FORMATION (I.E. TO OVERLAP THE JOINTS BELOW). FOR SINGLE LAYER APPLICATIONS USE THE AQUACELL CLIPS AND FOR MULTI LAYERS USE THE AQUACELL CLIPS AND THE AQUACELL SHEAR CONNECTORS (VERTICAL RODS).
 - WRAP THE GEOMEMBRANE AROUND THE AQUACELL STRUCTURE AND SEAL TO MANUFACTURERS RECOMMENDATIONS.*
 - IF SIDE CONNECTIONS INTO THE AQUACELL UNITS IS REQUIRED, (OTHER THAN THE PREFORMED SOCKET), USE THE APPROPRIATE FLANGE ADAPTOR (6LB104 OR 6LB106). FIX THE FLANGE ADAPTOR TO THE UNIT USING SELF-TAPPING SCREWS. DRILL A HOLE THROUGH THE FLANGE ADAPTOR AND CONNECT THE PIPEWORK. (6LB106 SHOULD NOT BE USED WITH AQUACELL ECO).
 - IN ORDER TO PREVENT SILT FROM ENTERING THE TANK, CLOGGING INLET PIPEWORK AND REDUCING STORAGE CAPACITY, IT IS RECOMMENDED THAT THE DOMESTIC SILT TRAP (6LB300) OR THE STANDARD SILT TRAP (6LB600) IS INSTALLED PRIOR TO THE INLET PIPEWORK.
 - WRAP AND OVERLAP THE GEOTEXTILE COVERING THE ENTIRE AQUACELL STRUCTURE, TO PROTECT THE GEOMEMBRANE.
 - LAY 100MM OF COARSE SAND BETWEEN THE TRENCH WALLS AND THE AQUACELL UNITS AND COMPACT.
 - LAY 100MM BED OF COARSE SAND OVER THE GEOTEXTILE AND COMPACT. BACKFILL WITH SUITABLE MATERIAL.
 - NB: A STORAGE TANK MUST BE VENTED, AND IT IS RECOMMENDED THAT ONE VENT PIPE, 110MM IN DIAMETER IS PROVIDED PER 7,500 SQUARE METRES OF IMPERMEABLE CATCHMENT AREA ON A SITE, SEE GUIDANCE NOTE 3 FOR DESIGN.



MULTI-BASE INSPECTION CHAMBERS 315mm FOR
DEPTHS UP TO 0.6m



TYPICAL CONNECTION TO SOIL
OR RAINWATER PIPES (uPVC)



MINIMUM DIMENSIONS OF CONCRETE SURROUND

LOAD CLASS		A15	B125	C250	D400*
MINIMUM DIMENSIONS (mm)	X	100	150	150	200
	Y	Full Channel Height (Less Y2 where necessary)			
	Z	100	150	150	200
MAXIMUM DIMENSIONS (mm)	1/2	35	35	35	35
	1/3	100	60	60	60

*e.g. parking areas for all types of road vehicle.
Not suitable for carriageway of roads or industrial areas.
*Note dashed line printed on edge rails 35mm below top.

ACO CHANNEL DRAINAGE

P2	21/01/20	ISSUED FOR COMMENT
P1	30/08/19	ISSUED FOR COMMENT
Rev	Date	Description
STATUS		
PRELIMINARY		
AFP ANDREW FIREBRACE PARTNERSHIP STRUCTURAL & CIVIL ENGINEERING CONSULTANTS Stable Burn, Park End, Swaffham Bulbeck, Cambridge CB25 0NA. Tel: 01223 811572 Fax: 01223 812719 E-mail: info@afpartnership.co.uk		
CLIENT		
PROJECT FEWS LANE, LONGSTANTON		
TITLE BELOW GROUND CONSTRUCTION DETAILS		
DRAWN CV	CHECKED MO	DRG No.
SCALES 1:100@A1	DATE: AUG 2019	19/0321/110
Andrew Firebrace Partnership Limited	ACAD FILE No. 19.0321.100 P9.006	REV P2
		©copyright

Appendix C Geotechnical Report and Infiltration Test Report

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

REDE HALL FARM, REDE, BURY ST EDMUNDS, SUFFOLK, IP29 4UG

Tel: 01284 850555 Fax: 01284 850345 email: oakley@soils.fsnet.co.uk

FACTUAL DATA REPORT

JOB NO: AAA/79



GROUND INVESTIGATION: PROPOSED DEVELOPMENT

‘THE RETREAT’

FEWS LANE

LONGSTANTON

CAMBRIDGESHIRE

CB24 3DP

JANUARY 2016

Contents

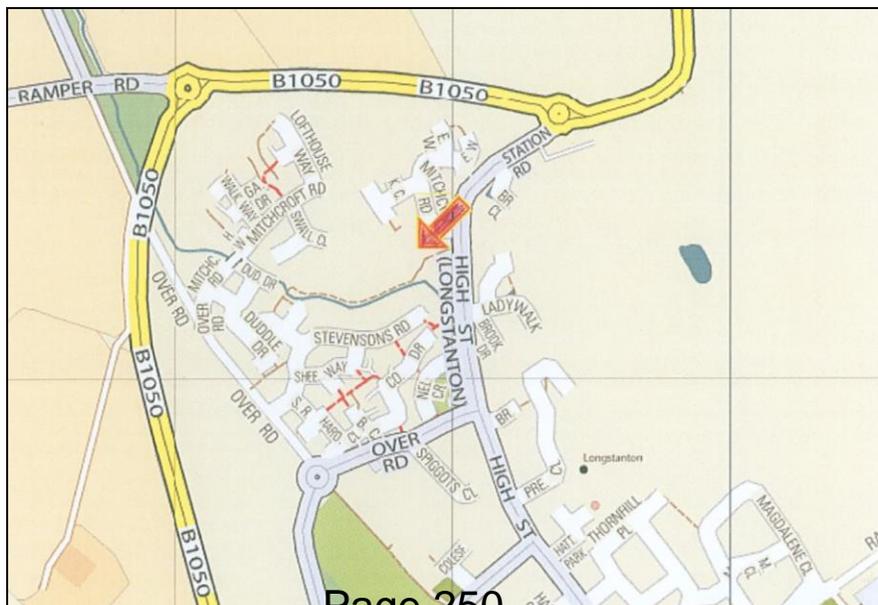
1. Cable Percussive Borehole Log
2. Insitu Standard Penetration Test (SPT) Results
3. Laboratory Testing:
 - Moisture Content & Atterberg Limits
 - Soluble Sulphate & pH
 - Unconsolidated Undrained Triaxial Tests
4. Borehole Location Plan and Site Photographs

Client

Mr Gerry Caddoo
Landbrook Homes
The Retreat
Fews Lane
Longstanton
Cambridgeshire
CB24 3DP

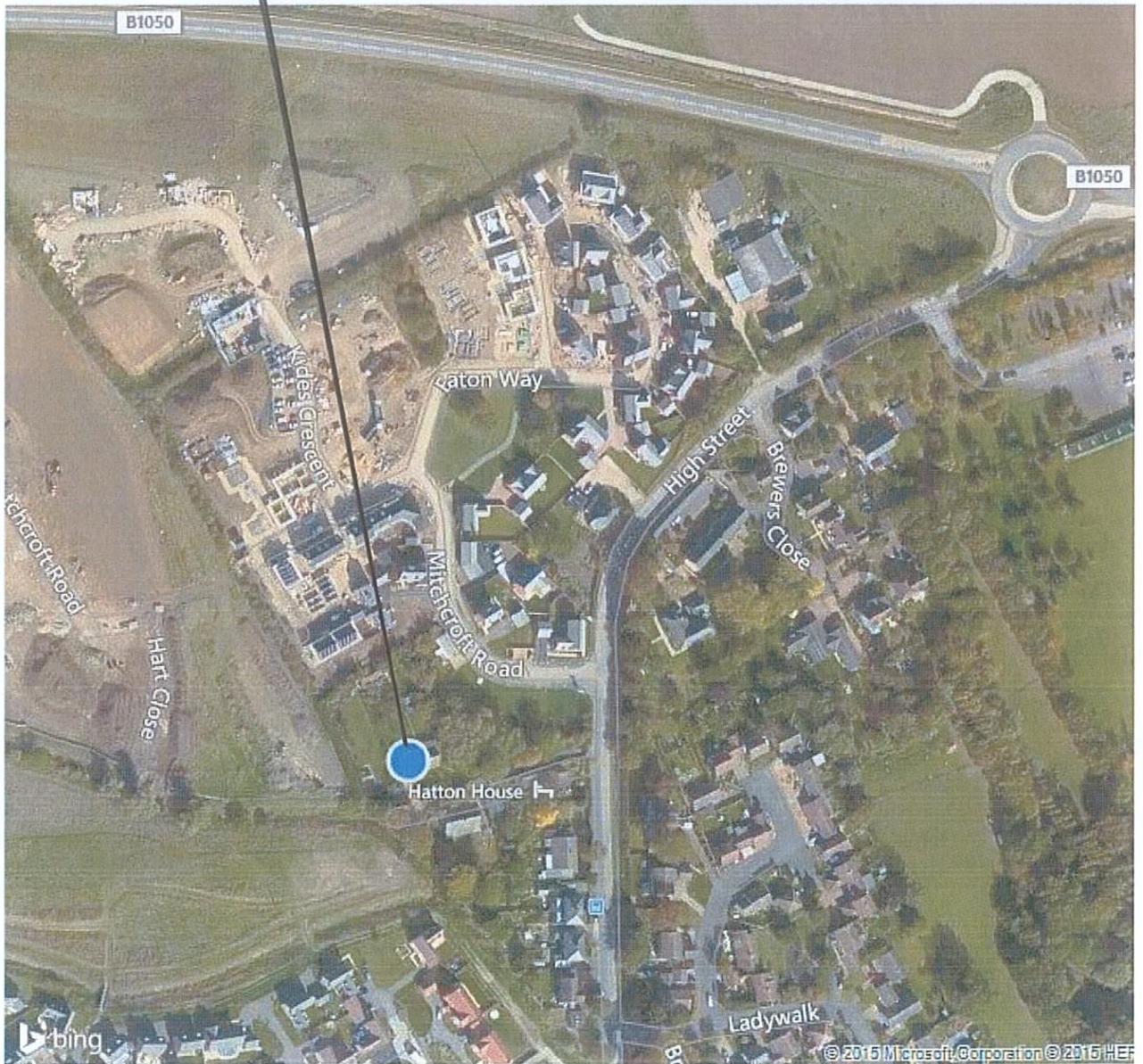
Consulting Engineers

Andrew Firebrace Partnership Ltd
Stable Barn
Park End
Swaffham Bulbeck
Cambridge
CB5 0NA



CB24 3DP, Longstanton, Cambridgeshire

Proposed development:
'The Retreat'
Fews Lane
Longstanton
CB24 3DP



OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: 'THE RETREAT', FEWS LANE, LONGSTANTON, CAMBRIDGE, CB24 3DP

JOB NO: AAA/79

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'STREETVIEW' ACCESS TO FEWS LANE FROM THE HIGH STREET

1. Cable Percussive Borehole Log

Type of boring: Cable Percussive
 Type of rig: DANDO 2000
 Dia of boring: 150mm to 18.0m
 Casing details: 150mm dia to 3.0m

Feature: The Retreat
 Location: Fewes Lane, Longstanton, Cambridge, CB24 3DP
 Ground Level:
 GPS Co-ordinates ±5m: E N

Date & (Time)	Depth & diam of boring & (depth of casing)	Ground Water	Samples & Tests			Strata					
			Samples	Depth	Test & Instr	Depth	Reduced Level	Legend	Thickness	Description	
15.12.15	PIT					metres					
	150mm		D • 0.5			0.00			0.25	TOPSOIL - lead drillers description.	
			D • 0.8			0.25			0.15	MADE/REWORKED GROUND: Soft to firm Topsoil with traces of Made Ground - lead drillers description.	
			D • 1.2-1.65			0.40			0.30	MADE/REWORKED GROUND: Firm mid greyish brown slightly sandy slightly gravelly clay with occasional black carbonaceous deposits, gravel is f/m and occasional coarse subangular to subrounded flint and f/m chalk.	
			D • 1.4		C N=2	1.00			1.10	Very loose light to mid brown silty to very silty slightly gravelly to gravelly fine SAND with partings/bands of soft mid bluish grey slightly gravelly clay, gravel is f/m chalk and subangular flint.	
			D • 1.9			1.80					
			U 2.0-2.45		9 blows	2.00				Firm mid to dark grey CLAY with occasional olive mottling and traces of fine decayed roots. D @ 1.9m HSV = 54kpa From 2.0-2.5m fine gypsum. D @ 2.5m HSV = 70kpa	
			D • 2.5			3.00					
	3.00 (3.00)		D • 3.0-3.45		S N=11	3.00				From 3.0m becoming firm to stiff fissured dark grey CLAY with occasional olive mottling and traces of fine decayed roots.	
			D • 3.6			4.00				D @ 3.6m HSV = 78kpa: a rusty brown silt parting.	
			U 4.0-4.45		16 blows	4.00					
15.12.15	4.50	DRY	D • 4.5			5.00			5.50	D @ 4.5m HSV = 90kpa: becoming stiff fissured thinly laminated dark grey CLAY with rare olive mottling and rare shell fragments.	
16.12.15 (08:00)	(3.00)	DRY	D • 5.1-5.55		S N=14	5.00				From 5.1m becoming stiff fissured thinly laminated dark grey CLAY with occasional shell fragments.	
			D • 6.0			6.00				D @ 6.0m HSV = 90kpa	
			U 6.5-6.95		20 blows	7.00				D @ 7.0m HSV = 132kpa	
			D • 7.0			7.30					
		seepage @ 7.4m	D • 7.4			7.60			0.30	LIMESTONE recovered as: Coarse gravel and cobble sized medium strong mid to dark grey limestone.	
			D • 8.1-8.55		S N=18	8.00				Stiff fissured dark grey CLAY with occasional shell fragments.	
			D • 8.9			9.00			(10.85)	D @ 8.9m HSV = 134kpa	
			U 9.6-10.05		32 blows	10.00					

<ul style="list-style-type: none"> • Small disturbed sample ↕ Large disturbed sample ▮ Undisturbed Sample ↓ Standard Penetration Test ▲ Water sample x Hand Shear Vane test (kpa) PP Pocket Penetrometer (kg/cm²) 	Remarks : Service plans reviewed and inspection pit excavated to 1.2m. 16.12.15 chiselling 7.3-7.5m 08:30-09:30 hrs.	Scale 1:50 metres
		Logged by: AW
		Checked by: JBI
		Date: 09.01.16

Type of boring: Cable Percussive
 Type of rig: DANDO 2000
 Dia of boring: 150mm to 18.0m
 Casing details: 150mm dia to 3.0m

Feature: The Retreat
 Location: Fewes Lane, Longstanton, Cambridge, CB24 3DP
 Ground Level:
 GPS Co-ordinates ±5m: E N

Date & (Time)	Depth & diam of boring & (depth of casing)	Ground Water	Samples & Tests			Strata					
			Samples	Depth	Test & instr	Depth	Reduced Level	Legend	Thickness	Description	
			D •	10.1		10.00					Stiff fissured dark grey CLAY with occasional shell fragments. D @ 10.1m HSV = >136kpa
			D •	10.6							
			D •	11.0-11.45	S N=21	11.00					
			D •	11.8		12.00					D @ 11.8m HSV = >136kpa
			U	12.5-12.95	38 blows						
			D •	13.0		13.00					D @ 13.0m HSV = >136kpa From 13.0m becoming stiff to very stiff.
			D •	14.0-14.45	S N=24	14.00			(10.85)		
			D •	14.6		15.00					D @ 14.6m HSV = >136kpa
			U	15.5-15.95	41 blows						
			D •	16.0		16.00					D @ 16.0m HSV = >136kpa
			D •	17.0-17.45	S N=28	17.00					
16.12.15	18.00 (3.00)	18.0m*	D •	18.0-18.45	S N=31	18.00					
						18.45					END OF BOREHOLE
						19.00					
						20.00					

- Small disturbed sample
- ⇕ Large disturbed sample
- I Undisturbed Sample
- ↓ Standard Penetration Test
- ▲ Water sample
- x Hand Shear Vane test (kpa)
- PP Pocket Penetrometer (kg/cm²)

Remarks :
 *Water level on completion of borehole.
 Borehole backfilled with arisings.

Scale 1:50 metres

Logged by: AW

Checked by: JBI

Date: 09.01.16

Date started: 15.12.15
 Date finished: 16.12.15

2. Insitu Standard Penetration Test (SPT) Results

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SUMMARY OF STANDARD PENETRATION TEST RESULTS

SITE: THE RETREAT, FEWS LANE, LONGSTANTON, CAMBRIDGE, CB24 3DP

JOB NO: AAA/79

Borehole	Depth (m)	Spoon/ Cone	Seating Blows	Blow Count				N Value
			150mm	75mm	75mm	75mm	75mm	
BH1	1.2	Cone	1	0	1	0	1	2
	3.0	Spoon	2	2	2	3	4	11
	5.1	Spoon	3	2	3	4	5	14
	8.1	Spoon	4	4	4	5	5	18
	11.0	Spoon	5	4	5	6	6	21
	14.0	Spoon	6	5	6	6	7	24
	17.0	Spoon	6	6	7	7	8	28
	18.0	Spoon	7	6	7	8	10	31

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- 3. Laboratory Testing:*
- *Moisture Content & Atterberg Limits*

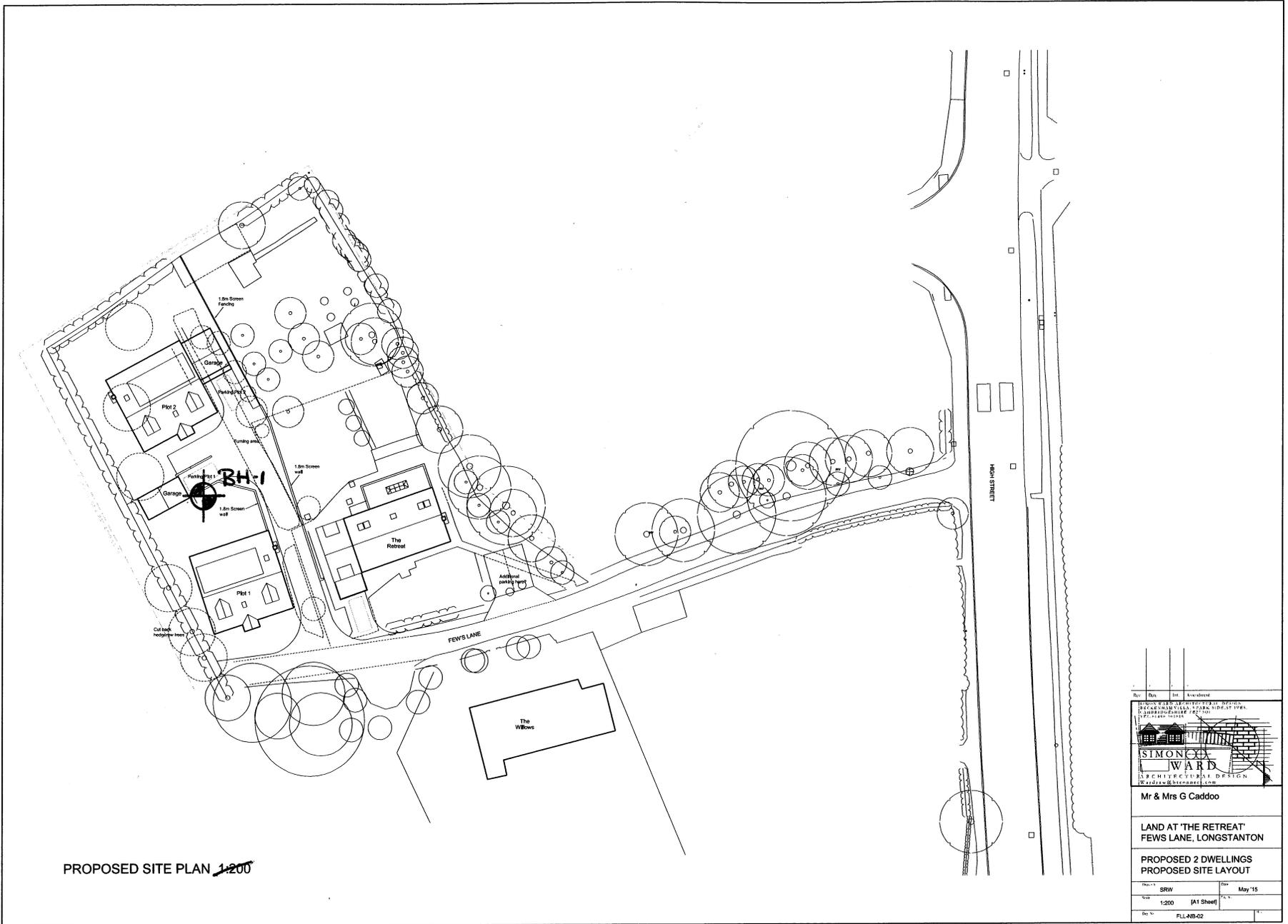
- *Soluble Sulphate & pH*

- *Unconsolidated Undrained Triaxial Tests*

OAKLEY SOILS AND CONCRETE ENGINEERING LTD						Quick Undrained Triaxial Tests				
Job Number		AAA/79		Site Location		THE RETREAT, FEWS LANE, LONGSTANTON, CB24 3DP				
Borehole/ Trial Pit Number	Sample Number	Sample Depth (m)	Cell Pressures kN/m ²	Failure Strain (%)	Deviator Stress kN/m ²	Bulk Density kg/m ³	Moisture Content (%)	Cohesion kN/m ²	Angle of Friction (°) (Assumed)	Description
BH1	U1	2.0-2.45	50	7.9	147.9	1928	36	74	-	Firm dark grey and olive mottled CLAY with traces of fine decayed roots. Fine gypsum and gypsum clusters.
	U2	4.0-4.45	90	6.0	132.1	1961	35	66	-	Firm to stiff fissured dark grey CLAY with occasional olive mottling, traces of fine decayed roots.
	U3	6.5-6.95	140	6.1	186.6	2014	28	95	-	Stiff fissured dark grey CLAY.
	U4	9.6-10.05	200	7.2	201.4	1989	29	101	-	Stiff fissured dark grey CLAY, occasional shell fragments.
	U5	12.5-12.95	260	6.3	274.7	2017	27	137	-	Stiff to very stiff fissured dark grey CLAY.
	U6	15.5-15.95	320	5.5	255.5	2097	26	128	-	Stiff to very stiff fissured dark grey CLAY, occasional shell fragments.

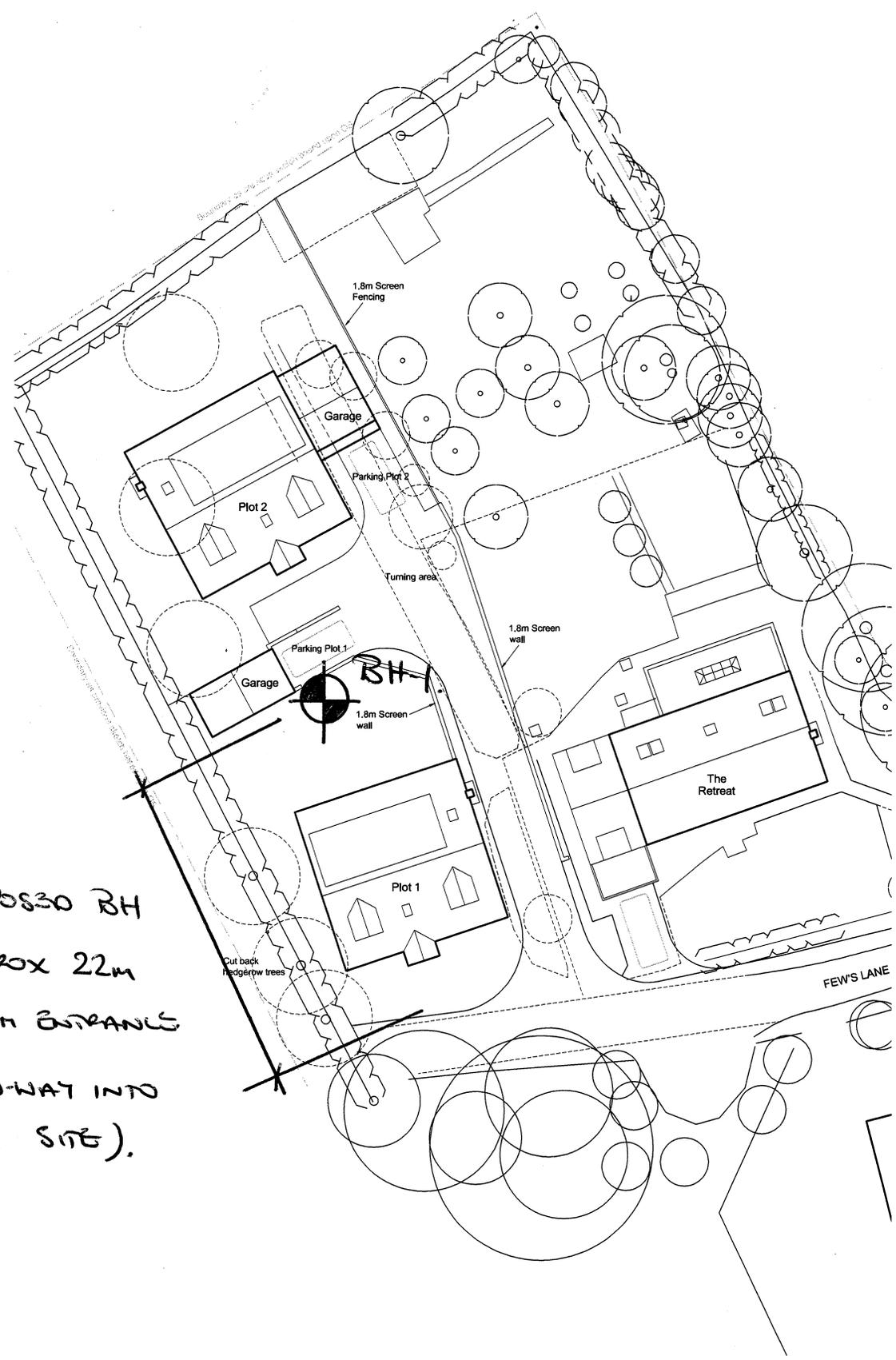
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4. Borehole Location Plan and Site Photographs



Rev	Rev	Rev	Rev	Rev
THIS DRAWING IS THE PROPERTY OF SIMON & WARD ARCHITECTURAL DESIGN LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SIMON & WARD ARCHITECTURAL DESIGN LTD.				
 SIMON & WARD ARCHITECTURAL DESIGN www.simonandward.co.uk				
Mr & Mrs G Caddoo				
LAND AT 'THE RETREAT' FEW'S LANE, LONGSTANTON				
PROPOSED 2 DWELLINGS PROPOSED SITE LAYOUT				
Drawn by	SRW	Checked by		May '15
Scale	1:200	Sheet	[A1 Sheet]	
Rev No				
FL-AMB-02				

PROPOS 30 BH
APPROX 22m
FROM ENTRANCE
(MID-WAY INTO
SITE).



PROPOSED SITE PLAN 1:200

JOB NO: AAA/79

SITE: LAND ADJACENT TO 'THE RETREAT', FEWS LANE, LONGSTANTON, CB24 3DP

DATE: 26.11.15



VIEW FROM REAR (NORTHERN BOUNDARY) OF SITE ACROSS PLOTS 1 & 2



VIEW FROM FRONT (SOUTHERN BOUNDARY) OF SITE ACROSS PLOTS 1 & 2

INFILTRATION TEST REPORT FEWS LANE, LONGSTANTON

19/0321/PLS

08 April 2020

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Introduction.....	1
Site Conditions	1
Soil Infiltration Results	1
Conclusion	2

APPENDICES

Appendix A - Trial Pit Location Plan

Appendix B - Infiltration Rate Calculation Sheets

Appendix C - Infiltration Test Photos

INTRODUCTION

This report has been prepared for the proposed development at the Retreat, Few's Lane, Longstanton. The purpose of this assessment is to provide information relating to permeability of the ground for the proposed surface water drainage systems of the proposed new houses.

This testing has been undertaken in accordance with BRE Digest 365 to determine if the ground conditions are favourable to discharge the surface water via infiltration.

Three trial pits were dug across the site at the locations shown on the plan in Appendix A. The trial pit 1 was dug to 1.20m below ground level with the width of 0.7m and length of 1.5m. The trial pit 2 was dug to 1.20m below ground level with the width of 0.8m and length of 2.1m. The trial pit 3 was dug to 1.10m below ground level with the width of 0.8m and length of 1.6m

SITE CONDITIONS

The weather at the time of the investigation was dry. No rainfall occurred during the test.

The tests were undertaken at three different locations, the TP1 was located to the front of the plot 4&5, TP2 was located to the rear of the plot 4&5 and TP3 was located to the rear of plot 3. General soil characteristic across the site are varies from firm to loose slightly sandy dark clay.

Groundwater was not observed within the trail pits and also the recently completed borehole confirmed that the ground water is not found up to 18.45m below ground level.

SOIL INFILTRATION RESULTS

Infiltration testing was undertaken in general accordance with BRE Digest 365. Water filled rapidly but carefully into each pit, then the water level fall rate was measured from a datum point. Each test was carried out till the water in each pit emptied, in line with BRE Digest 365 procedure. The test was then repeated a 2nd and 3rd time.

Infiltration rates were calculated based on the data collected from the tests are summarised in the table below:

Trial Pit No	Depth (mbgl)	Test 1 Rate (m/s)	Test 2 Rate (m/s)	Test 3 Rate (m/s)	Design Infiltration Rate (m/s)
TP01	1.20m	1.64E-05	1.33E-05	1.13E-05	1.13E-05
TP02	1.20m	1.56E-05	1.40E-05	1.26E-05	1.26E-05
TP03	1.10m	6.97E-06	8.00E-06	8.10E-06	6.97E-06

Three number of tests were completed within all three pits. The test results presented in the above table show that the lowest infiltration rate was obtained in the last test in trial pit 1&2 and first test in trial pit 3. Therefore the lowest infiltration test will need to be used as the design infiltration rate.

Infiltration rate calculation sheets are included in Appendix B.

CONCLUSION

This report demonstrates that the surface water generated from the proposed development can be infiltrated into ground via sustainable drainage systems. The design infiltration rate for the proposed soakaways should be taken as $1.26 \times 10^{-5} \text{m/s}$.

APPENDIX A

Trial Pit Location Plan

- GENERAL NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, DETAILS, AND PREVIOUS DRAWINGS AND SPECIFICATIONS.
 - ANY DIMENSIONS, DIMENSIONS, AND LOCATIONS ARE TO BE SET OUT IN ACCORDANCE WITH THE RELEVANT ARCHITECT'S PLAN.
 - DIMENSIONS ARE NOT TO BE SOLO FROM THIS DRAWING, UNLESS SPECIFIED OTHERWISE.
 - DIMENSIONS MARKED * ARE SUBJECT TO CONFIRMATION BY SITE MEASUREMENT BEFORE CONSTRUCTION COMMENCES.
 - ANY DIMENSIONAL DISCREPANCIES ON THIS DRAWING ARE TO BE REFERRED TO THE ENGINEER BEFORE THE AFFECTED WORK COMMENCES.

- FINISHES**
- ALL FINISHES, CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE AS PER THE ARCHITECT'S SCHEDULES AND SPECIFICATIONS.
 - ALL FINISHES SHALL BE AS PER THE ARCHITECT'S SCHEDULES AND SPECIFICATIONS.
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- CONCRETE**
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- ROOFING**
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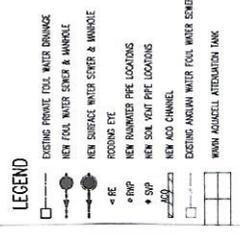
- MECHANICAL**
- MECHANICAL SHALL BE AS PER THE ARCHITECT'S SCHEDULES AND SPECIFICATIONS.
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- PLUMBING**
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- ENVIRONMENTAL**
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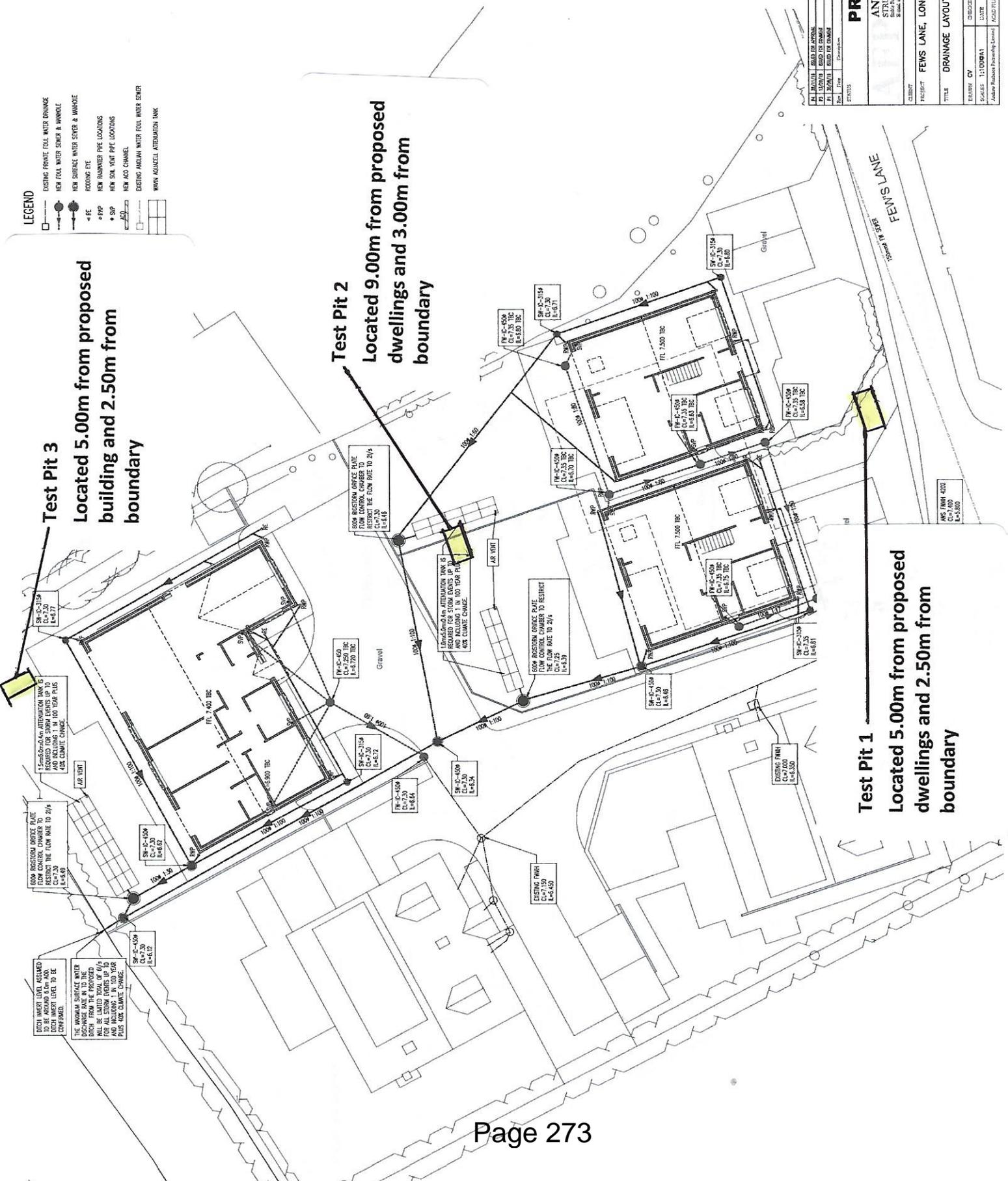
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 - GENERAL SHALL BE AS PER THE ARCHITECT'S SCHEDULES AND SPECIFICATIONS.



Test Pit 3
 Located 5.00m from proposed building and 2.50m from boundary

Test Pit 2
 Located 9.00m from proposed dwellings and 3.00m from boundary

Test Pit 1
 Located 5.00m from proposed dwellings and 2.50m from boundary



PRELIMINARY	
ANDREW FIRBRACE PARTNERSHIP STRUCTURAL & CIVIL ENGINEERING 100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000	
DATE	11/09/2018
SCALE	1:100
CLIENT	FEWS LANE, LONGSTANTON
TITLE	DRAINAGE LAYOUT
DESIGNER	CV
CHECKED	MD
DATE	AUG 2018
SCALE	19/0321/100
REV	P4
Copyright	

APPENDIX B

Infiltration Rate Calculation Sheets

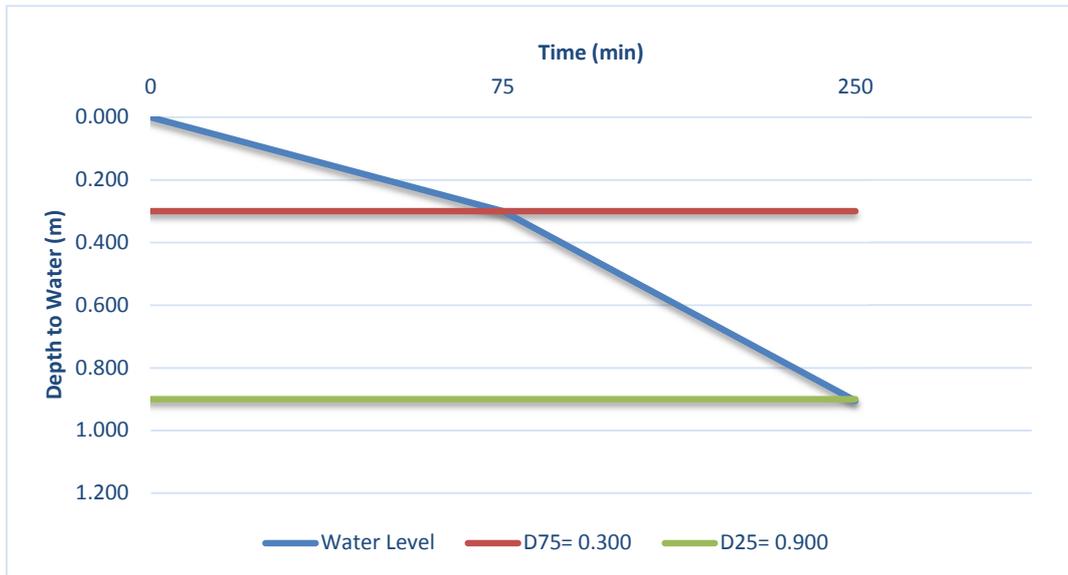
PROJECT FEWS LANE, LONGSTANTON	BRE 365 INFILTRATION TEST	JOB No. 19/0321
		ENGINEER MO
		SHEET No.

Trial Pit Number 1 (TEST 1)

Trial Pit Length L= 1.50 (m)
 Trial Pit Width W= 0.70 (m)
 Trial Pit Depth D= 1.20 (m)
 Depth from ground level to water level at start of the test D_s= 0.00 (m)
 Depth to natural ground water level D_w= Dry

SOAKAGE TRIAL PIT INFILTRATION RESULTS													
Time (min)	0	75	250										
Water L (m)	0.000	0.300	0.905										

Depths when trial pit is 75% and 25% full D₂₅= 0.900 (m) D₇₅= 0.300 (m)
 Mean Surface Area for Outflow ap₅₀= 3.690 (m²)
 Volume from 75% to 25% full V₇₅₋₂₅= 0.630 (m²)



Time when trial pit is 75% full t₇₅= 75 (min)
 Time when trial pit is 25% full t₂₅= 249 (min)

SOIL INFILTRATION RATE f= 1.64E-05 (m/s)

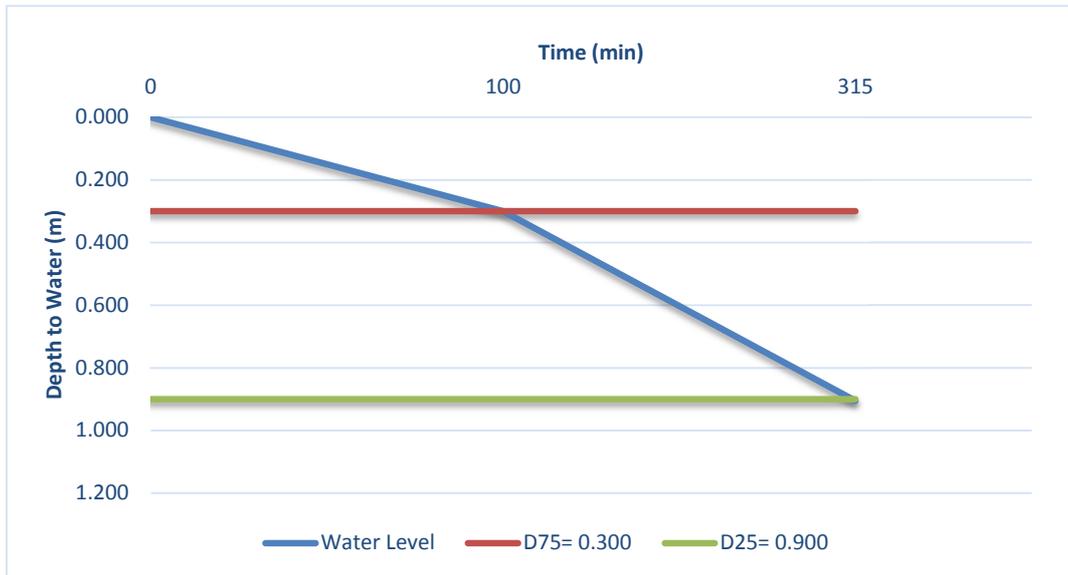
PROJECT FEWS LANE, LONGSTANTON	BRE 365 INFILTRATION TEST	JOB No. 19/0321
		ENGINEER MO
		SHEET No.

Trial Pit Number 1 (TEST 2)

Trial Pit Length L= 1.50 (m)
 Trial Pit Width W= 0.70 (m)
 Trial Pit Depth D= 1.20 (m)
 Depth from ground level to water level at start of the test D_s= 0.00 (m)
 Depth to natural ground water level D_w= Dry

SOAKAGE TRIAL PIT INFILTRATION RESULTS													
Time (min)	0	100	315										
Water L (m)	0.000	0.300	0.905										

Depths when trial pit is 75% and 25% full D₂₅= 0.900 (m) D₇₅= 0.300 (m)
 Mean Surface Area for Outflow ap₅₀= 3.690 (m²)
 Volume from 75% to 25% full V₇₅₋₂₅= 0.630 (m²)



Time when trial pit is 75% full t₇₅= 100 (min)
 Time when trial pit is 25% full t₂₅= 313 (min)

SOIL INFILTRATION RATE f= 1.33E-05 (m/s)

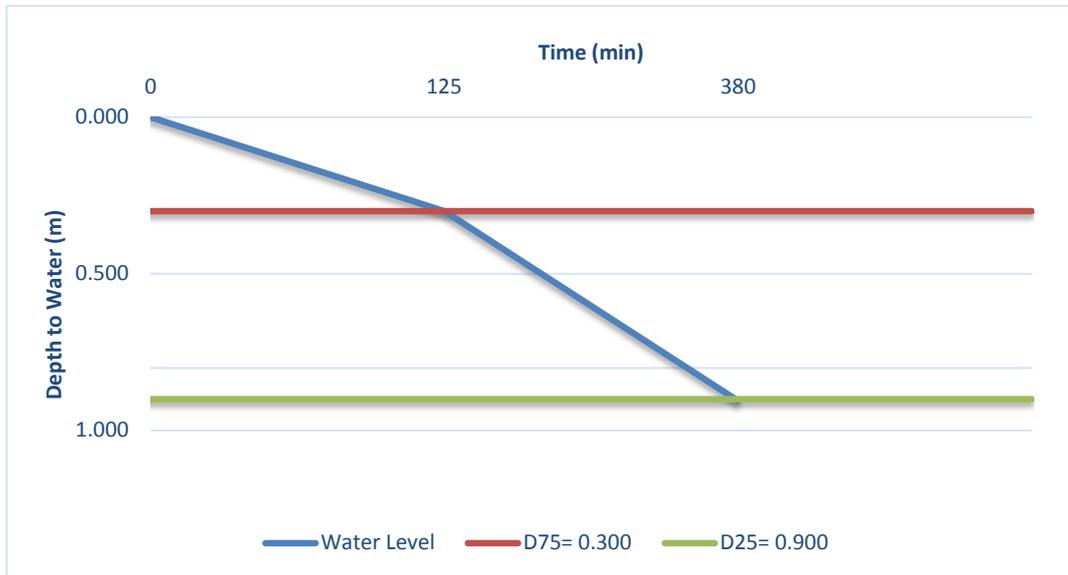
PROJECT FEWS LANE, LONGSTANTON	BRE 365 INFILTRATION TEST	JOB No. 19/0321
		ENGINEER MO
		SHEET No.

Trial Pit Number 1 (TEST 3)

Trial Pit Length L= 1.50 (m)
 Trial Pit Width W= 0.70 (m)
 Trial Pit Depth D= 1.20 (m)
 Depth from ground level to water level at start of the test D_s= 0.00 (m)
 Depth to natural ground water level D_w= Dry

SOAKAGE TRIAL PIT INFILTRATION RESULTS													
Time (min)	0	125	380										
Water L (m)	0.000	0.300	0.905										

Depths when trial pit is 75% and 25% full D₂₅= 0.900 (m) D₇₅= 0.300 (m)
 Mean Surface Area for Outflow ap₅₀= 3.690 (m²)
 Volume from 75% to 25% full V₇₅₋₂₅= 0.630 (m²)



Time when trial pit is 75% full t₇₅= 125 (min)
 Time when trial pit is 25% full t₂₅= 378 (min)

SOIL INFILTRATION RATE **f= 1.13E-05 (m/s)**

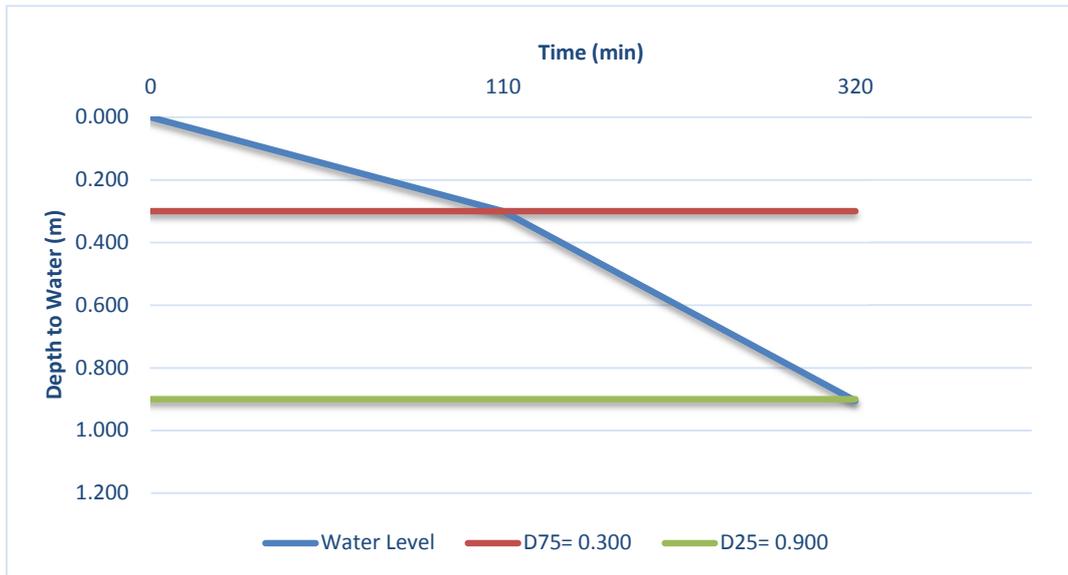
PROJECT FEWS LANE, LONGSTANTON	BRE 365 INFILTRATION TEST	JOB No. 19/0321
		ENGINEER MO
		SHEET No.

Trial Pit Number 2 (TEST 1)

Trial Pit Length L= 2.10 (m)
 Trial Pit Width W= 0.80 (m)
 Trial Pit Depth D= 1.20 (m)
 Depth from ground level to water level at start of the test D_s= 0.00 (m)
 Depth to natural ground water level D_w= Dry

SOAKAGE TRIAL PIT INFILTRATION RESULTS													
Time (min)	0	110	320										
Water L (m)	0.000	0.300	0.905										

Depths when trial pit is 75% and 25% full D₂₅= 0.900 (m) D₇₅= 0.300 (m)
 Mean Surface Area for Outflow ap₅₀= 5.160 (m²)
 Volume from 75% to 25% full V₇₅₋₂₅= 1.008 (m³)



Time when trial pit is 75% full t₇₅= 110 (min)
 Time when trial pit is 25% full t₂₅= 318 (min)

SOIL INFILTRATION RATE **f= 1.56E-05 (m/s)**

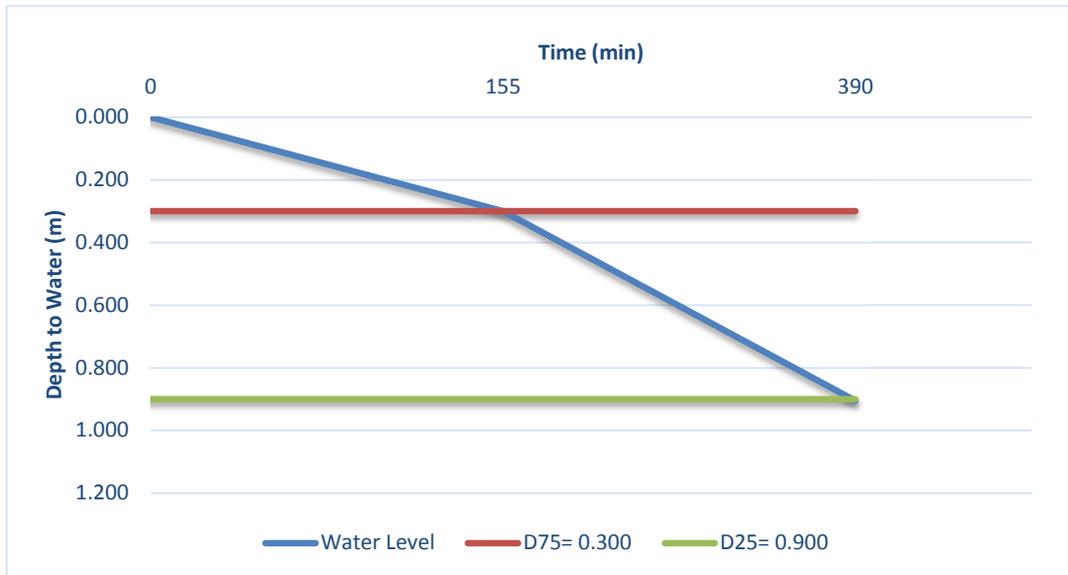
PROJECT FEWS LANE, LONGSTANTON	BRE 365 INFILTRATION TEST	JOB No. 19/0321
		ENGINEER MO
		SHEET No.

Trial Pit Number 2 (TEST 2)

Trial Pit Length L= 2.10 (m)
 Trial Pit Width W= 0.80 (m)
 Trial Pit Depth D= 1.20 (m)
 Depth from ground level to water level at start of the test D_s= 0.00 (m)
 Depth to natural ground water level D_w= Dry

SOAKAGE TRIAL PIT INFILTRATION RESULTS													
Time (min)	0	155	390										
Water L (m)	0.000	0.300	0.905										

Depths when trial pit is 75% and 25% full D₂₅= 0.900 (m) D₇₅= 0.300 (m)
 Mean Surface Area for Outflow ap₅₀= 5.160 (m²)
 Volume from 75% to 25% full V₇₅₋₂₅= 1.008 (m³)



Time when trial pit is 75% full t₇₅= 155 (min)
 Time when trial pit is 25% full t₂₅= 388 (min)

SOIL INFILTRATION RATE f= 1.40E-05 (m/s)

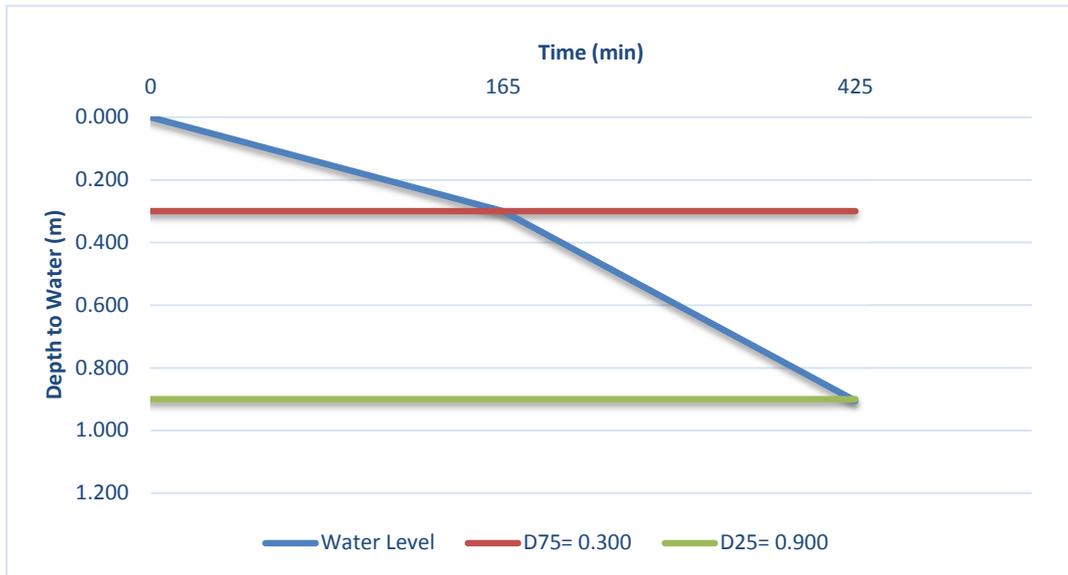
PROJECT FEWS LANE, LONGSTANTON	BRE 365 INFILTRATION TEST	JOB No. 19/0321
		ENGINEER MO
		SHEET No.

Trial Pit Number 2 (TEST 3)

Trial Pit Length L= 2.10 (m)
 Trial Pit Width W= 0.80 (m)
 Trial Pit Depth D= 1.20 (m)
 Depth from ground level to water level at start of the test D_s= 0.00 (m)
 Depth to natural ground water level D_w= Dry

SOAKAGE TRIAL PIT INFILTRATION RESULTS													
Time (min)	0	165	425										
Water L (m)	0.000	0.300	0.905										

Depths when trial pit is 75% and 25% full D₂₅= 0.900 (m) D₇₅= 0.300 (m)
 Mean Surface Area for Outflow ap₅₀= 5.160 (m²)
 Volume from 75% to 25% full V₇₅₋₂₅= 1.008 (m³)



Time when trial pit is 75% full t₇₅= 165 (min)
 Time when trial pit is 25% full t₂₅= 423 (min)

SOIL INFILTRATION RATE **f= 1.26E-05 (m/s)**

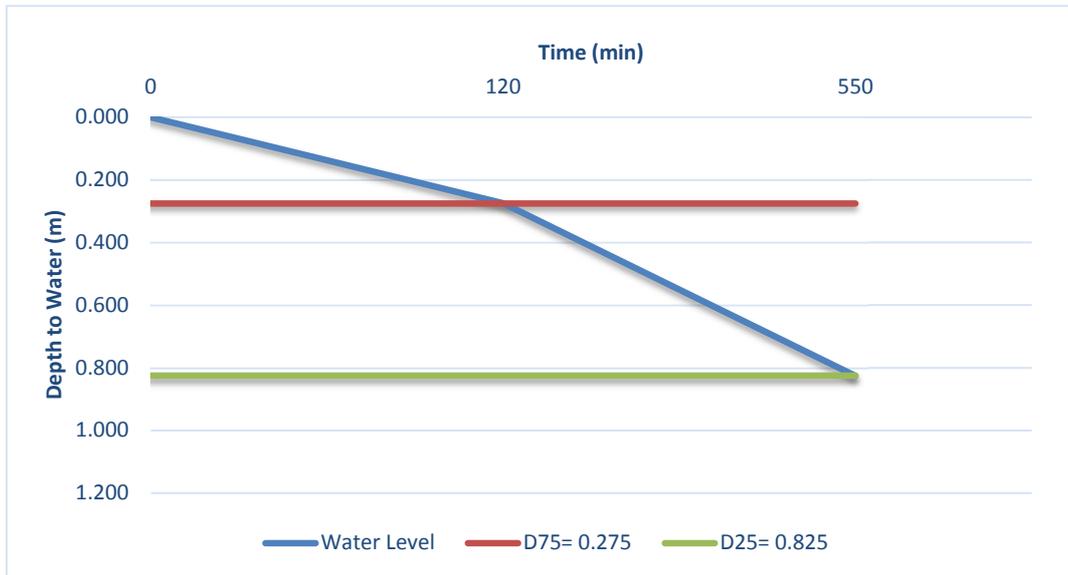
PROJECT FEWS LANE, LONGSTANTON	BRE 365 INFILTRATION TEST	JOB No. 19/0321
		ENGINEER MO
		SHEET No.

Trial Pit Number 3 (TEST 1)

Trial Pit Length L= 1.60 (m)
 Trial Pit Width W= 0.80 (m)
 Trial Pit Depth D= 1.10 (m)
 Depth from ground level to water level at start of the test D_s= 0.00 (m)
 Depth to natural ground water level D_w= Dry

SOAKAGE TRIAL PIT INFILTRATION RESULTS												
Time (min)	0	120	550									
Water L (m)	0.000	0.275	0.826									

Depths when trial pit is 75% and 25% full D₂₅= 0.825 (m) D₇₅= 0.275 (m)
 Mean Surface Area for Outflow ap₅₀= 3.920 (m²)
 Volume from 75% to 25% full V₇₅₋₂₅= 0.704 (m³)



Time when trial pit is 75% full t₇₅= 120 (min)
 Time when trial pit is 25% full t₂₅= 549 (min)

SOIL INFILTRATION RATE f= 6.97E-06 (m/s)

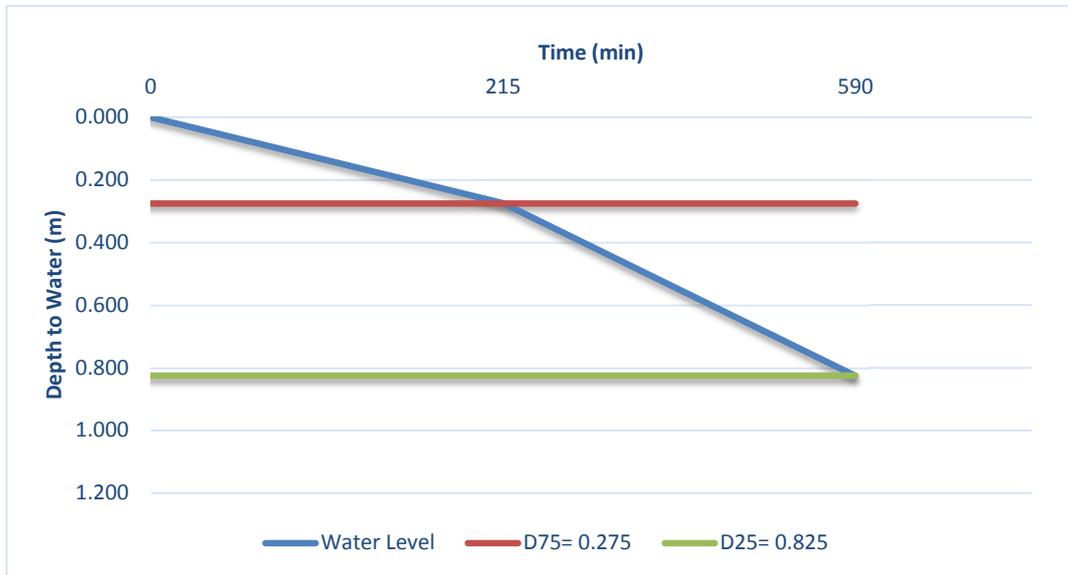
PROJECT FEWS LANE, LONGSTANTON	BRE 365 INFILTRATION TEST	JOB No. 19/0321
		ENGINEER MO
		SHEET No.

Trial Pit Number 3 (TEST 2)

Trial Pit Length L= 1.60 (m)
 Trial Pit Width W= 0.80 (m)
 Trial Pit Depth D= 1.10 (m)
 Depth from ground level to water level at start of the test D_s= 0.00 (m)
 Depth to natural ground water level D_w= Dry

SOAKAGE TRIAL PIT INFILTRATION RESULTS													
Time (min)	0	215	590										
Water L (m)	0.000	0.275	0.826										

Depths when trial pit is 75% and 25% full D₂₅= 0.825 (m) D₇₅= 0.275 (m)
 Mean Surface Area for Outflow ap₅₀= 3.920 (m²)
 Volume from 75% to 25% full V₇₅₋₂₅= 0.704 (m³)



Time when trial pit is 75% full t₇₅= 215 (min)
 Time when trial pit is 25% full t₂₅= 589 (min)

SOIL INFILTRATION RATE **f= 8.00E-06 (m/s)**

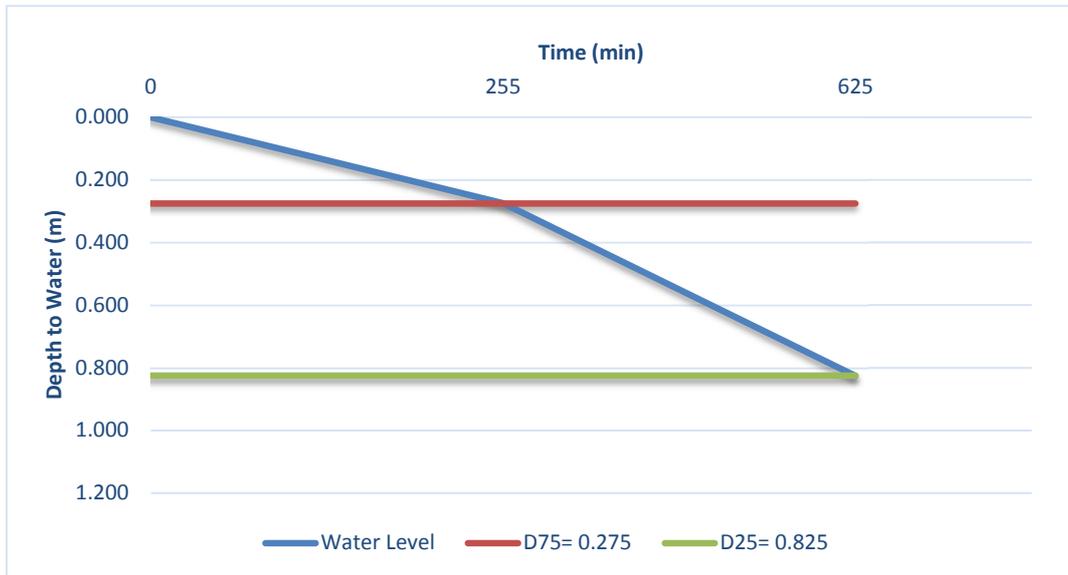
PROJECT FEWS LANE, LONGSTANTON	BRE 365 INFILTRATION TEST	JOB No. 19/0321
		ENGINEER MO
		SHEET No.

Trial Pit Number 3 (TEST 3)

Trial Pit Length L= 1.60 (m)
 Trial Pit Width W= 0.80 (m)
 Trial Pit Depth D= 1.10 (m)
 Depth from ground level to water level at start of the test D_s= 0.00 (m)
 Depth to natural ground water level D_w= Dry

SOAKAGE TRIAL PIT INFILTRATION RESULTS													
Time (min)	0	255	625										
Water L (m)	0.000	0.275	0.826										

Depths when trial pit is 75% and 25% full D₂₅= 0.825 (m) D₇₅= 0.275 (m)
 Mean Surface Area for Outflow ap₅₀= 3.920 (m²)
 Volume from 75% to 25% full V₇₅₋₂₅= 0.704 (m³)



Time when trial pit is 75% full t₇₅= 255 (min)
 Time when trial pit is 25% full t₂₅= 624 (min)

SOIL INFILTRATION RATE f= 8.10E-06 (m/s)

APPENDIX C

Infiltration Test Photos

Test Pit 1



Test Pit 1



Test Pit 1



Test Pit 2



Test Pit 2



Test Pit 2



Test Pit 3



Test Pit 3



Appendix D Cambridgeshire SPD completed Pro- Forma

Appendix F Surface water drainage pro-forma

Applicants should complete this form and submit it to the LPA, referencing from where in their submission documents this information is taken. The proforma is supported by the [DEFRA/ EA guidance on Rainfall Runoff Management](#), and uses the storage calculator on www.UKsuds.com. The proforma should be considered alongside other supporting SuDS Guidance, but focuses on ensuring flood risk is not made worse elsewhere. This proforma is based upon current industry standard practice.

1. Site details

Site	Plot 3 - Fews Lane, Longstanton
Address & post code or LPA reference	Fews Lane, Longstanton, CB24 3DP, S/3215/19/DC
Grid Reference	TL 39427 67259
Is the existing site developed or Greenfield?	Greenfield
Total Site Area served by drainage system (excluding open space) (Ha) ⁽¹⁾	0.050ha

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The Greenfield runoff off rate from the development which is to be used for assessing the requirements for limiting discharge flow rates and attenuation storage from a site should be calculated for the area that forms the drainage network for the site whatever size of site and type of drainage technique. Please refer to the Rainfall Runoff Management document or CIRIA manual for detail on this.

2. Impermeable area

	Existing	Proposed	Difference (Proposed-Existing)	Notes for developers and Local Authorities
Impermeable area (ha)	0	0.017ha	0.017ha	If proposed > existing, then runoff rates and volumes will be increasing. Section 6 must be filled in. If proposed ≤ existing, then section 6 can be skipped & section 7 filled in.
Drainage Method (infiltration/sewer/watercourse)			N/A	If different from the existing, please fill in section 3. If existing drainage is by infiltration and the proposed is not, discharge volumes may increase. Fill in section 6.

3. Proposing to discharge surface water via

	Yes	No	Evidence that this is possible	Notes for developers and Local Authorities
Infiltration				e.g. soakage tests. Section 6 (infiltration) must be filled in if infiltration is proposed.
To watercourse	✓		There is a ditch	e.g. Is there a watercourse nearby?
To surface water sewer				Confirmation from sewer provider that sufficient capacity exists for this connection.
Combination of above				e.g. part infiltration part discharge to sewer or watercourse. Provide evidence above.

4. Peak Discharge Rates⁽¹⁾

	Existing rates (l/s)	Proposed rates (l/s)	Difference (l/s) (Proposed-Existing)	Notes for developers and Local Authorities
Greenfield QBAR	0.2l/s	N/A	N/A	QBAR is approx. 1 in 2 storm event. Provide this if Section 6 (QBAR) is proposed.
1 in 1	0.1l/s	2l/s	1.9l/s	Proposed discharge rates (with mitigation) should be no greater than existing rates for all corresponding storm events. e.g. discharging all flow from site at the existing 1 in 100 event increases flood risk during smaller events.
1 in 30	0.4l/s	2l/s	1.6l/s	
1 in 100	0.6l/s	2l/s	1.4l/s	
1 in 100 + climate change	N/A	2l/s	n/a	To mitigate for climate change the proposed 1 in 100 +CC must be no greater than the existing 1 in 100 runoff rate. If not, flood risk increases under climate change. 30% should be added to the peak rainfall intensity.

1. This is the maximum flow rate at which storm water runoff leaves the site during a particular storm event.

5. Calculate additional volumes for storage⁽¹⁾

	Existing volume (m ³)	Proposed volume (m ³)	Difference (m ³) (Proposed-Existing)	Notes for developers and Local Authorities
1 in 1				Proposed discharge volumes (without mitigation) should be no greater than existing volumes for all corresponding storm events. Any increase in volume increases flood risk elsewhere. Where volumes are increased section 6 must be filled in.
1 in 30				
1 in 100				
1 in 100 + climate change	9.137m ³	4.4m ³	-4.737m ³	To mitigate for climate change the volume discharge from site must be no greater than the existing 1 in 100 storm event. If not, flood risk increases under climate change.

1. The total volume of water leaving the development site. New hard surfaces potentially restrict the amount of storm water that can go to the ground, so this needs to be controlled so not to make flood risk worse to properties downstream.

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Calculate attenuation storage⁽¹⁾

		Notes for developers and Local Authorities
Storage Attenuation volume (Flow rate control) required to retain rates as existing (m ³)	Attenuation tank and orifice flow control device will be used - 4.4m ³	Volume of water to attenuate on site if discharging at existing rates. Can't be used where discharge volumes are increasing

1. Attenuation storage is provided to enable the rate of runoff from the site into the receiving watercourse to be limited to an acceptable rate to protect against erosion and flooding downstream. The attenuation storage volume is a function of the degree of development relative to the greenfield discharge rate.

7. How is Storm Water stored on site?⁽¹⁾

			Notes for developers and Local Authorities
Infiltration	State the Site's Geology and known Source Protection Zones (SPZ)	No	Avoid infiltrating in made ground. Infiltration rates are highly variable and refer to Environment Agency website to identify and source protection zones (SPZ)
	Are infiltration rates suitable?	yes	Infiltration rates should be no lower than 1×10^{-6} m/s.
	State the distance between a proposed infiltration device base and the ground water (GW) level	grounwater level was not found in trial pits and boreholes	Need 1m (min) between the base of the infiltration device & the water table to protect Groundwater quality & ensure GW doesn't enter infiltration devices. Avoid infiltration where this isn't possible.
	Were infiltration rates obtained by desk study or infiltration test?		Infiltration rates can be estimated from desk studies at most stages of the planning system if a backup attenuation scheme is provided.
	Is the site contaminated? If yes, consider advice from others on whether infiltration can happen.		Water should not be infiltrated through land that is contaminated. The Environment Agency may provide bespoke advice in planning consultations for contaminated sites that should be considered.
In light of the above, is infiltration feasible?	Yes/No? If the answer is No, please identify how the storm water will be stored prior to release	No, There is not enough space on site to discharge via soakaways	If infiltration is not feasible how will the additional volume be stored? The applicant should then consider the following options in the next section.

- Storage is required for the additional volume from site but also for holding back water to slow down the rate from the site. This is known as attenuation storage and long term storage. The idea is that the additional volume does not get into the watercourses, or if it does it is at an exceptionally low rate. You can either infiltrate the stored water back to ground, or if this isn't possible hold it back with on-site storage. Firstly, can infiltration work on site?

Storage requirements

The developer must confirm that either of the two methods for dealing with the amount of water that needs to be stored on site.

- **Option 1 Simple:**
Store both the additional volume and attenuation volume in order to make a final discharge from site at QBAR (Mean annual flow rate). This is preferred if no infiltration can be made on site. This very simply satisfies the runoff rates and volume criteria.
- **Option 2 Complex:**
If some of the additional volume of water can be infiltrated back into the ground, the remainder can be discharged at a very low rate of 2 l/sec/hectare. A combined storage calculation using the partial permissible rate of 2 l/sec/hectare and the attenuation rate used to slow the runoff from site.

		Notes for developers and Local Authorities
Please confirm what option has been chosen and how much storage is required on site.	Attenuation tank and orifice flow control device will be used- 4m3 storage required	The developer at this stage should have an idea of the site characteristics and be able to explain what the storage requirements are on site and how it will be achieved.

Please confirm

		Notes for developers and Local Authorities
Which SuDS measures have been used?	Attenuation tank and flow control device	SuDS can be adapted for most situations even where infiltration isn't feasible e.g. impermeable liners beneath some SUDS devices allows treatment but not infiltration. See CIRIA SUDS Manual C697.
Drainage system can contain in the 1 in 30 storm event without flooding	no flooding occurs in 1:30 year storm event	This a requirement for sewers for adoption & is good practice even where drainage system is not adopted.
Any flooding between the 1 in 30 & 1 in 100 plus climate change storm events will be safely contained on site.	no flooding occurs in events up to and including 1in 100 year plus 40% climate change	Safely: not causing property flooding or posing a hazard to site users i.e. no deeper than 300mm on roads/footpaths. Flood waters must drain away at section 6 rates. Existing rates can be used where runoff volumes are not increased.
How are rates being restricted (hydrobrake etc)	orifice plate	Hydrobrakes to be used where rates are between 2l/s to 5l/s. Orifices may not work below 5l/s as the pipes may block. Pipes with flows < 2l/s are prone to blockage but this can be overcome with careful product selection and SuDS design.

		Notes for developers and Local Authorities
Please confirm the owners/adopters of the SuDS throughout the development. Please list all the owners.	Gerry Caddoo	If these are multiple owners then a drawing illustrating exactly what features will be within each owner's remit must be submitted with this Proforma.
How are the entire SuDS to be maintained?	will be maintained in accordance with the maintenance report	If the features are to be maintained directly by the owners as stated in answer to the above question please answer yes to this question and submit the relevant maintenance schedule for each feature. If it is to be maintained by others than above please give details of each feature and the maintenance schedule. Clear details of the maintenance proposals of all element of the proposed drainage system must be provided. Poorly maintained drainage can lead to increased flooding problems in the future.

9. Evidence

Pro-forma Section	Document reference where details quoted above are taken from:	Page Number
Page 295	Site Plan	
	Drainage Plan	
	Microdrainage Greenfield Runoff rate and attenuation tank calcs	
	5 Microdrainage Greenfield Runoff Volume and Attenuation Tank Calcs	
	6 Drainage Plan and Microdrainage Attenuation Tank Calcs	
	7 Below ground crate Attenuation Systems	

The above form should be completed using evidence from the Flood Risk Assessment where applicable, surface water drainage strategy and site plans. It should serve as a summary sheet of the drainage proposals and should clearly show that the proposed rate and volume as a result of development will not be increasing. If there is an increase in rate or volume, the rate or volume section should be completed to set out how the additional rate/volume is being dealt with.

This form is completed using factual information from the Flood Risk Assessment and Site Plans and can be used as a summary of the surface water drainage strategy on this site.

Form completed by:	Mehmet Ozdemir
Qualification of person responsible for signing off this pro-forma:	Civil Engineer MEng (Hons)
Company:	Andrew Firebrace Partnership Ltd
On behalf of (Client's details):	Gerry Caddoo
Date:	26.06.20

Appendix E Anglian Water Correspondence

From: [PlanningComments](#)
To: [Emma Ousbey](#)
Subject: FW: Discharge of Condition
Date: 29 June 2020 10:33:05
Attachments: [image001.jpg](#)
[image004.jpg](#)
[image005.jpg](#)

Emma – for your please and uploading.

Rose Mills | Technical Support Officer



| e-mail Rose.Mills@greatercambridgeplanning.org Mobile phone no 07514921842
<https://www.scams.gov.uk/planning/>
<https://www.cambridge.gov.uk/planning>

Greater Cambridge Shared Planning: a strategic partnership between Cambridge

From: no-reply-InFlow@anglianwater.co.uk <no-reply-InFlow@anglianwater.co.uk>
Sent: 26 June 2020 08:45
To: Planning <planning@greatercambridgeplanning.org>
Subject: Discharge of Condition



Dear case officer

**The Retreat Fews Lane Longstanton Cambridge Cambridgeshire CB24 3DP, S/3215/19/DC,
PLN-0087321**

Thank you for your enquiry to discharge condition relating to the above development site. Please find our comments below.

Foul Water Comments: The foul water drainage strategy is acceptable to Anglian Water, we can therefore recommend the discharge of condition 4 of planning reference S/2937/16/FL.

Surface Water Comments: The surface water drainage strategy does not involve discharge to Anglian Water owned assets, we therefore have no comments to make regarding the discharge of condition 5 of planning reference S/2937/16/FL.

Should you have any queries or comments regarding this please contact us at planningliaison@anglianwater.co.uk or 0345 60 66 087 Option 1 quoting reference PLN-0087321.

Kind Regards

Development Services Pre-Development Team

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Not you or need help?

Call us on **0345 60 66 087**



This is an automatically generated email, please do not reply to this message.

Anglian Water Services Limited. Registered Office: Henderson House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire PE29 6XU. Registered in England: No. 2366656. An AWG Company.

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Appendix F Consultation Response with SCDC

1. Geotechnical investigation and BRE 365 soakaway tests (full accordance of BRE 365);

As attached

2. Commentary on the consideration of the drainage hierarchy, and any justification for not deploying infiltration techniques;

Based on the SUDs hierarchy, it is not feasible to deliver a workable soakaway solution for the site on plot 3 due to constricted space

The proposed method for disposal of the surface water is to discharge in to the existing ditch. Due to the restricted discharge rate, on-site attenuation will be required to accommodate the excess storm water. It is proposed that the storage system be installed within the garden area to provide an off-line attenuation system.

3. Drainage discharge calculations for pre and post development design;

Qbar Greenfield runoff rate for the plot 3 is 0.2l/s which is not possible to achieve therefore 2/s has been used to avoid the blockages.

Climate change/future proofing has been taken into account and surface water systems has been designed for storm events up to and including 1 in 100 year plus 40% climate change.

See attached – Plot 3 Greenfield Runoff Rate

4. Attenuation calculations to confirm size of attenuation and sensitivity tests on a submerged outfall during the applicable design event;

See attached – Plot 3 Attenuation Tank Calcs

5. Third Party agreement confirmation for the discharge of foul water runoff to a sewer with sufficient capacity. (Note this is in relation to the CC/7 policy requirement. I imagine this agreement with the third party was part of the wider site planning application; however it should be submitted under this application also).

LPA to consult with Anglian Water

6. Confirmation on the riparian ownership to the existing ditch;

The riparian owner of the existing ditch is Mr G & Mrs F Caddoo

7. A Completed Drainage Pro-Forma (Appendix F of the SPD);

See attached

8. A maintenance and management plan of the proposed SuDS systems, addressing responsibilities.

Maintenance of the surface water system will be completed in accordance with the attached [Below Ground Drainage Maintenance Report](#)

Appendix G Maintenance Plan

Below Ground Drainage Operation and Maintenance Strategy Report**General**

All of the measures described in this document will form part of the Health and Safety file. All of the measures and designs will need to be adhered to in order to maintain the design life and design capacity of the surface water drainage systems.

The below ground drainage network is designed in accordance with Building Regulations Part H 2015, BSEN 752-2008, LASOO Non Statutory Technical Standards for Sustainable Drainage 2015 and Ciria C753 – The SUDS Manual.

General

Inspection chambers and access points are provided which can be jetted / cleaned. General checking of the below ground drainage systems should be every three (3) months. General maintenance / cleaning of the below ground systems should be after each major storm event and on an annual basis. This applies to all pipes, inspection chambers, manholes, channels etc.

Attenuation Tanks

For maintenance requirements see extract from SUDS Manual C753 for Attenuation Tank. Attenuation Tanks should also be maintained in accordance with manufacturers recommendations.

Heavy vibrating rollers are definitely not recommended around plastic pipes or tanks due to the high pressures that they can generate. Thin layers with smaller plant are recommended. DfT (2009) should be referred to for guidance for plant and methods for achieving compaction. The manufacturers' recommendations usually limit plant size above geocellular units to no more than 2300 kg/m width. However, the loading resulting from this will still need to be checked in the design. If such plant is to be used adjacent to the units, the resulting compaction pressures need to be checked.

Any arch or flexible pipe structures depend on the even resistance provided from soil or aggregate on both sides of the arch/pipe for their structural capacity. Even slight differences in the level of filling on each side of the arch/pipe as it progresses could potentially cause uneven deflections and increase the stress within the structure above design values. Close supervision during backfilling is therefore vital. The backfill around geocellular tanks should also be brought up evenly around all sides.

Bedding directly below a concrete pipe should have minimal compaction. The fill at the side of the pipe should be well compacted to a level 300 mm above the crown of the pipe. Only light compaction should be applied to the backfill directly over the crown of the pipe to a point 300 mm above it. With reasonable workmanship and supervision, the bedding factors used in the design should be relatively conservative.

21.12.6 Wrapping

All storage tanks should be watertight in accordance with the relevant standards. Geocellular and similar structures using geomembranes to hold water should be sealed in accordance with waterproofing standards (ie welded joints rather than adhesive taped) and the integrity of the seal checked on site through the use of non-destructive testing, to ensure that it is leak-proof. Advice on appropriate integrity and seam tests for geomembranes, that could be adapted for testing membranes around storage tanks, is provided in Mallett *et al* (2014). Care needs to be taken during installation to protect against damage of both the tank structure and the geotextile and the geomembrane wrapping. Follow-on trades can also cause damage and put the integrity and performance of the structure at risk.

21.13 OPERATION AND MAINTENANCE REQUIREMENTS

Regular inspection and maintenance is required to ensure the effective long-term operation of below-ground storage systems. Maintenance responsibility for systems should be placed with a responsible organisation. Table 21.3 provides guidance on the type of operational and maintenance requirements that may be appropriate. The list of actions is not exhaustive and some actions may not always be required.

Maintenance Plans and schedules should be developed during the design phase, and will be specific to the type of tank that is adopted. Specific maintenance needs of the system should be monitored, and maintenance schedules adjusted to suit requirements. Further detail on the preparation of maintenance specifications and schedules of work is given in Chapter 32.

CDM 2015 requires designers to ensure that all maintenance risks have been identified, eliminated, reduced and/or controlled where appropriate. This information will be required as part of the health and safety file.

- ▶ Generic health and safety guidance is provided in Chapter 36.

TABLE 21.3 Operation and maintenance requirements for attenuation storage tanks

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

21.14 REFERENCES

BARNES, G E (2010) *Soil mechanics: principles and practice, third edition*, Palgrave Macmillan, Hampshire, UK (ISBN: 978-0-23057-980-4)

BCA (2014) *Design standards for box culverts*, BCA Technical Advice Note, Box Culvert Association, Leicester, UK. Go to: <http://tinyurl.com/qy6bmf>

BETTES, R (1996) *Infiltration drainage – manual of good practice*, R156, CIRIA, London, UK (ISBN: 978-0-86017-457-8). Go to: www.ciria.org

BRE (1991) *Soakaway design*, BRE Digest 365, Buildings Research Establishment, Bracknell, UK (ISBN: 0-85125-502-7)

CPSA (2013) *Technical design guide*, Concrete Pipeline Systems Association, Leicester, UK. Go to: www.concretepipes.co.uk/page/technical-guide

D'ARCY, B, ELLIS, J, FERNER, R, JENKINS, A and DILS, R (2000) *Diffuse pollution impacts, the environmental and economic impacts of diffuse pollution in the UK*, Terence Dalton Publishers, Suffolk, UK (ISBN: 978-1-87075-246-6)

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DfT (2001) *Manual of contract documents for highway works. Volume 1: Series 2500 Special structures*, HMSO, London, UK. Go to: <http://tinyurl.com/l3tap4z>

DfT (2009) *Manual of contract documents for highway works. Volume 1: Series 600 Earthworks*, HMSO, London, UK. Go to: <http://tinyurl.com/phx5yj>

Appendix H Greenfield Runoff Calculations

Andrew Firebrace Partnership		Page 1
Stable Barn Park End Swaffham Bulbeck Cambridge CB25 0NA	Fews Lane Green field Runoff volume	
Date 26/06/2020 File GREENFIELD RUNOFF RATE....	Designed by MO Checked by	
XP Solutions	Source Control 2017.1.2	

Greenfield Runoff Volume

FSR Data

Return Period (years)	100
Storm Duration (mins)	360
Region	England and Wales
M5-60 (mm)	20.000
Ratio R	0.450
Areal Reduction Factor	1.00
Area (ha)	0.050
SAAR (mm)	550
CWI	45.000
Urban	0.000
SPR	47.000

Results

Percentage Runoff (%)	30.62
Greenfield Runoff Volume (m ³)	9.137

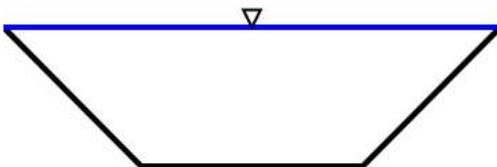
Appendix I Manning's Equation for Watercourse

Manning Formula Uniform Trapezoidal Channel Flow at Given Slope and Depth

Ditch at rear of Few's Lane, Longstandon

Bankfull dimensions estimated from survey drawing. Conservative estimate for channel slope and Manning's roughness.

Inputs			Results	
Bottom width	2	m	Flow area	4.0176 m ²
Side slope 1 (horiz./vert.)	1		Wetted perimeter	5.5072 m
Side slope 2 (horiz./vert.)	1		Hydraulic radius	0.7295 m
Manning roughness, n ?	0.05		Velocity, v	0.5125 m/s
Channel slope	0.001	rise/run	Flow, Q	2.0591 m ³ /s
Flow depth	1.24	m	Velocity head, h _v	0.0134 m
Bend Angle? (for riprap sizing)	0		Top width, T	4.4800 m
Stone specific gravity (2.65)	2.65		Froude number, F	0.17
			Shear stress (tractive force), tau	7.1536 N/m ²
			Implied design ? riprap size based on n	1.3788 m
			Required bottom angular riprap size, D50, Maricopa County	0.0100 m
			Required side slope 1 angular riprap size, D50, Maricopa County	0.0141 m
			Required side slope 2 angular riprap size, D50, Maricopa County	0.0141 m
			Required angular riprap size, D50, per Maynard, Ruff, and Abt (1989)	0.0049 m
			Required angular riprap size, D50, per Searcy (1967)	0.0058 m



Appendix J Micro-drainage Surface Water Calculations – submerged outfall

Andrew Firebrace Partnership		Page 1
Stable Barn Park End Swaffham Bulbeck Cambridge CB25 0NA	Surface Water Calcs for Plot 3 Fews Lane Longstanton	
Date 27/07/2020 File SURCHARGED OUTFALL FOR ...	Designed by MO Checked by	
XP Solutions	Network 2017.1.2	

STORM SEWER DESIGN by the Modified Rational Method

Design Criteria for Storm

Pipe Sizes STANDARD Manhole Sizes STANDARD

FSR Rainfall Model - England and Wales

Return Period (years)	2	PIMP (%)	100
M5-60 (mm)	20.000	Add Flow / Climate Change (%)	0
Ratio R	0.450	Minimum Backdrop Height (m)	0.200
Maximum Rainfall (mm/hr)	50	Maximum Backdrop Height (m)	1.500
Maximum Time of Concentration (mins)	30	Min Design Depth for Optimisation (m)	1.200
Foul Sewage (l/s/ha)	0.000	Min Vel for Auto Design only (m/s)	1.00
Volumetric Runoff Coeff.	0.750	Min Slope for Optimisation (1:X)	500

Designed with Level Soffits

Time Area Diagram for Storm

Time Area
(mins) (ha)

0-4 0.000

Total Area Contributing (ha) = 0.000

Total Pipe Volume (m³) = 0.050

Network Design Table for Storm

PN	Length (m)	Fall (m)	Slope (1:X)	I.Area (ha)	T.E. (mins)	Base Flow (l/s)	k (mm)	HYD SECT	DIA (mm)	Section Type	Auto Design
S1.000	3.598	0.020	179.9	0.000	3.00	0.0	0.600	o	100	Pipe/Conduit	
S1.001	2.748	0.380	7.2	0.000	0.00	0.0	0.600	o	100	Pipe/Conduit	

Network Results Table

PN	Rain (mm/hr)	T.C. (mins)	US/IL (m)	Σ I.Area (ha)	Σ Base Flow (l/s)	Foul (l/s)	Add Flow (l/s)	Vel (m/s)	Cap (l/s)	Flow (l/s)
S1.000	50.00	3.11	6.510	0.000	0.0	0.0	0.0	0.57	4.5	0.0
S1.001	50.00	3.12	6.490	0.000	0.0	0.0	0.0	2.89	22.7	0.0

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Stable Barn Park End Swaffham Bulbeck Cambridge CB25 0NA		
Date 27/07/2020		
File SURCHARGED OUTFALL FOR ...		
XP Solutions		Surface Water Calcs for Plot 3 Fews Lane Longstanton
		Designed by MO Checked by Network 2017.1.2

Manhole Schedules for Storm

MH Name	MH CL (m)	MH Depth (m)	MH Connection	MH Diam., L*W (mm)	PN	Pipe Out Invert Level (m)	Diameter (mm)	PN	Pipes In Invert Level (m)	Diameter (mm)	Back (m)
STANK	7.300	0.790	Open Manhole	1200	S1.000	6.510	100				
SHYDROBRAKE	7.300	0.810	Open Manhole	1200	S1.001	6.490	100	S1.000	6.490	100	
S	7.200	1.090	Open Manhole	0		OUTFALL		S1.001	6.110	100	

Andrew Firebrace Partnership		Page 3
Stable Barn Park End Swaffham Bulbeck Cambridge CB25 0NA	Surface Water Calcs for Plot 3 Fews Lane Longstanton	
Date 27/07/2020	Designed by MO	
File SURCHARGED OUTFALL FOR ...	Checked by	
XP Solutions	Network 2017.1.2	

PIPELINE SCHEDULES for Storm

Upstream Manhole

PN	Hyd Sect	Diam (mm)	MH Name	C.Level (m)	I.Level (m)	D.Depth (m)	MH Connection	MH DIAM., L*W (mm)
S1.000	o	100	STANK	7.300	6.510	0.690	Open Manhole	1200
S1.001	o	100	SHYDROBRAKE	7.300	6.490	0.710	Open Manhole	1200

Downstream Manhole

PN	Length (m)	Slope (1:X)	MH Name	C.Level (m)	I.Level (m)	D.Depth (m)	MH Connection	MH DIAM., L*W (mm)
S1.000	3.598	179.9	SHYDROBRAKE	7.300	6.490	0.710	Open Manhole	1200
S1.001	2.748	7.2	S	7.200	6.110	0.990	Open Manhole	0

Andrew Firebrace Partnership		Page 4
Stable Barn Park End Swaffham Bulbeck Cambridge CB25 0NA	Surface Water Calcs for Plot 3 Fews Lane Longstanton	
Date 27/07/2020	Designed by MO	
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XP Solutions	Network 2017.1.2	

Area Summary for Storm

Pipe Number	PIMP Type	PIMP Name	PIMP (%)	Gross Area (ha)	Imp. Area (ha)	Pipe Total (ha)
1.000	-	-	100	0.000	0.000	0.000
1.001	-	-	100	0.000	0.000	0.000
				Total	Total	Total
				0.000	0.000	0.000

Surcharged Outfall Details for Storm

Outfall Pipe Number	Outfall Name	C. Level (m)	I. Level (m)	Min I. Level (m)	D,L (mm)	W (mm)
S1.001	S	7.200	6.110	6.110	0	0

Datum (m) 5.970 Offset (mins) 0

Time (mins)	Depth (m)										
60	0.400	540	0.400	1020	0.400	1500	0.400	1980	0.400	2460	0.400
120	0.400	600	0.400	1080	0.400	1560	0.400	2040	0.400	2520	0.400
180	0.400	660	0.400	1140	0.400	1620	0.400	2100	0.400	2580	0.400
240	0.400	720	0.400	1200	0.400	1680	0.400	2160	0.400	2640	0.400
300	0.400	780	0.400	1260	0.400	1740	0.400	2220	0.400	2700	0.400
360	0.400	840	0.400	1320	0.400	1800	0.400	2280	0.400	2760	0.400
420	0.400	900	0.400	1380	0.400	1860	0.400	2340	0.400	2820	0.400
480	0.400	960	0.400	1440	0.400	1920	0.400	2400	0.400	2880	0.400

Simulation Criteria for Storm

Volumetric Runoff Coeff	0.750	Additional Flow - % of Total Flow	0.000
Areal Reduction Factor	1.000	MADD Factor * 10m ³ /ha Storage	2.000
Hot Start (mins)	0	Inlet Coefficient	0.800
Hot Start Level (mm)	0	Flow per Person per Day (l/per/day)	0.000
Manhole Headloss Coeff (Global)	0.500	Run Time (mins)	60
Foul Sewage per hectare (l/s)	0.000	Output Interval (mins)	1

Number of Input Hydrographs 0 Number of Storage Structures 1
Number of Online Controls 1 Number of Time/Area Diagrams 1
Number of Offline Controls 0 Number of Real Time Controls 0

Synthetic Rainfall Details

Rainfall Model	FSR	Profile Type	Summer
Return Period (years)	2	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.000	Storm Duration (mins)	30
Ratio R	0.450		

Andrew Firebrace Partnership		Page 5
Stable Barn Park End Swaffham Bulbeck Cambridge CB25 0NA	Surface Water Calcs for Plot 3 Fews Lane Longstanton	
Date 27/07/2020	Designed by MO	
File SURCHARGED OUTFALL FOR ...	Checked by	
XP Solutions	Network 2017.1.2	

Online Controls for Storm

Hydro-Brake® Optimum Manhole: SHYDROBRAKE, DS/PN: S1.001, Volume (m³): 0.9

Unit Reference	MD-SHE-0054-1000-0500-1000
Design Head (m)	0.500
Design Flow (l/s)	1.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	54
Invert Level (m)	6.490
Minimum Outlet Pipe Diameter (mm)	75
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	0.500	1.0
Flush-Flo™	0.151	1.0
Kick-Flo®	0.332	0.8
Mean Flow over Head Range	-	0.9

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)						
0.100	1.0	1.200	1.5	3.000	2.2	7.000	3.4
0.200	1.0	1.400	1.6	3.500	2.4	7.500	3.5
0.300	0.9	1.600	1.7	4.000	2.6	8.000	3.6
0.400	0.9	1.800	1.8	4.500	2.7	8.500	3.7
0.500	1.0	2.000	1.9	5.000	2.8	9.000	3.8
0.600	1.1	2.200	1.9	5.500	3.0	9.500	3.9
0.800	1.2	2.400	2.0	6.000	3.1		
1.000	1.4	2.600	2.1	6.500	3.2		

Andrew Firebrace Partnership		Page 6
Stable Barn Park End Swaffham Bulbeck Cambridge CB25 0NA	Surface Water Calcs for Plot 3 Fews Lane Longstanton	
Date 27/07/2020	Designed by MO	
File SURCHARGED OUTFALL FOR ...	Checked by	
XP Solutions	Network 2017.1.2	

Storage Structures for Storm

Cellular Storage Manhole: STANK, DS/PN: S1.000

Invert Level (m) 6.510 Safety Factor 2.0
 Infiltration Coefficient Base (m/hr) 0.00000 Porosity 0.95
 Infiltration Coefficient Side (m/hr) 0.00000

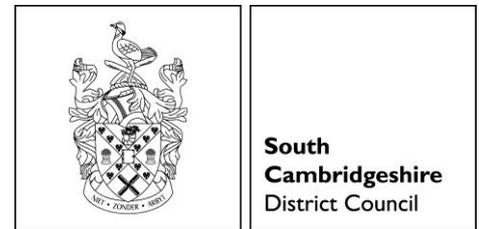
Depth (m)	Area (m ²)	Inf. Area (m ²)	Depth (m)	Area (m ²)	Inf. Area (m ²)
0.000	10.5	10.5	0.500	0.0	17.3
0.400	10.5	17.3			

Time Area Diagram at Pipe Number S1.001 for Storm

Total Area (ha) 0.017

Time (mins) Area		
From:	To:	(ha)
0	4	0.017

Agenda Item 9



9 September 2020

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development
Luke Simpson

S/0123/20/FL – Willingham, 130 Rampton Road, Cambridgeshire, CB24 5JF

Proposal: Erection of 5-bedroom house and 1 bedroom ancillary annex with associated parking.

Applicant: Mr and Mrs Webster

Key material considerations: Principle of Development
Impact on the Character and Appearance of the Area
Highway Safety and Parking
Neighbour Amenity
Other Matters

Date of Member site visit: Yes, 8th September 2020

Is it a Departure Application: Yes

Decision due by: 10th March 2020

Application brought to Committee because: Parish call-in

Presenting officer: Luke Simpson (Consultant Planning Officer)

Planning Committee 22nd July 2020

1. This application was reported to Planning Committee on 22nd July 2020. The Committee deferred the application to allow the Senior Planning Lawyer to consider the legal arguments made, and verdict reached, in the case of Mansell v Tonbridge and Malling Borough Council [2017] and thus be able to advise the Committee fully, and to enable Planning officers to explore the feasibility of conducting a Member site visit. A site visit has since been arranged.

2. The judgement in *Mansell v Tonbridge and Malling Borough Council* [2017] is included at Appendix 1. The judgement sets out the grounds of the legal challenge at paragraph [5] and these are as follow:
 - (1) whether the council correctly interpreted and lawfully applied the provisions of Class Q in the GPDO (ground 1 in the appellant's notice);
 - (2) whether the council was entitled to accept there was a real prospect of the fallback development being implemented (ground 2);
 - (3) whether the council misunderstood or misapplied the "presumption in favour of sustainable development" (ground 3).
3. Ground 1 is not relevant to the current proposal as it relates to the correct and lawful application of Class Q permitted development rights.
4. Ground 2 relates to the fallback position, but the conclusions reached by the judge on this ground do not have the effect suggested by a Member of the public at the previous Planning Committee. The primary conclusions reached by the Judge on the 'fallback position' relate to whether or not there is a real prospect of a fallback position coming forwards in the future and therefore being capable of being a material consideration. This case related to Class Q permitted development rights where the prospect of the fallback position coming to fruition was in question. In the case of the planning application before members, this is not the case as there is an extant planning permission on the site and there is no question as to whether there is a real prospect of this development coming forwards and therefore being a material consideration.
5. Ground 3 is relevant insofar as there is a presumption in favour of sustainable development, albeit this is not the issue raised by the member of the public and there are no legal issues arising from the conclusions reached on this ground.
6. The judgment at [23] confirms that a fallback position is capable of being a material consideration.
7. Members of the Planning Committee may have thought from the previous presentation to Committee that the speaker was concluding that both of the following arose directly from the actual text of the Court of Appeal decision in *Mansell*

"...A fallback position established by an extant planning permission argues in favour of APPROVAL of another planning application for the same site when the development possible under the fallback position is MORE harmful than the development proposed by the application under active consideration.

When the harm caused by the fallback position is LESS than the harm caused by the development proposed in the application under consideration, as it does in this case, the fallback position argues in favour of REFUSAL..."
8. The Council's legal officer has considered these points and advised that the above do not arise directly from the actual text of the Court of Appeal decision in *Mansell*.

9. It is considered that the judgement referred to does nothing to alter the way that the Planning Officer applied the statutory test at Section 38(6) of the Planning and Compulsory Purchase Act (2004). This Committee Report considers the extent to which the proposed development accords with the relevant development plan policies and then considers whether there are any material considerations which indicate that a decision should be made other than in accordance with those policies. One relevant material consideration (as explained in this report in further detail) is the extant consent for a dwelling on the Application Site (the 'Fallback Position'). This is undoubtedly a material consideration. In considering the fallback position this report considers whether the development currently proposed is more harmful than that approved under the extant planning permission.
10. Even if Members are minded to conclude that the development is more harmful, then it is still possible that material considerations are such that planning permission should be granted. It is not the case that a more harmful scheme automatically falls to be refused and this conclusion cannot be drawn from the Judgment in *Mansell v Tonbridge and Malling Borough Council*.
11. A member of the public also suggested that Policy H/16 (Development of Residential Gardens) is relevant to the consideration of this current application. For completeness this is considered in full within this report. Executive Summary

Executive Summary

12. The proposed development is for the erection of a two storey detached dwelling, annex and parking to the rear of 130 Rampton Road.

There is an existing extant consent on the Application site for a detached dwelling and this is a material consideration in the determination of this planning application ('The Fallback Position')

13. Willingham Parish Council has objected to this application and requested that the application is determined by the Planning Committee. There have been no other objections received.
14. Planning Officers consider that there would be a conflict with Local Plan Policy S/7 (Development Frameworks) but this is outweighed by other material considerations including the fact that the harm associated with the conflict with Policy S/7 is not materially greater than that of the existing fallback position. Furthermore, Planning Officers have only identified a minor conflict with the purposes of Policy S/7.
15. Even if Members conclude that the harm is greater, then they may still grant planning permission if they consider that there are material considerations such that a decision should be made other than in accordance with Local Plan Policy S/7. One such material consideration is that there is a fallback position and that on balance Members may consider that the harm arising over and above the fallback position is not so substantial such that the development should be refused. This is a matter of planning judgement.

The proposed development is compliant with all other relevant Local Plan policies, subject to the conditions recommended and set out in this report.

16. Planning Officers therefore recommend that planning permission is granted subject to conditions and informatives.

Relevant planning history

17. S/4070/18/FL – Erection of detached dwelling and associated parking - Approved
18. S/3775/17/OL- Proposed detached dwelling and ancillary access arrangements, with some matters reserved except for access.-Approved
19. S0544/97/O- Dwelling and Garage-Approved
20. S/0338/99/RM-House-Approved
21. S/1209/99/F- Change of Use from Agricultural to Garden Land and Erection of Triple Garage-Approved
22. S/1285/99/F- House (Amended Design to Include Conservatory, Covered Area, Wall and Gates)-Approved
23. S/1961/00/F- Garage with Playroom Over-Refused
24. S/0134/01/F- Garage with Games Room Over-Refused
25. S/1476/04/F- Siting of Mobile Home as Annexe for Dependent Parent-Approved

Adjacent history:

26. S/1627/19/RM at 124 Rampton Rd - approval of matters reserved for appearance, landscaping, layout and scale following planning permission S/4280/17/OL for proposed dwelling and ancillary access arrangements as varied by planning permission S/0437/19/VC – Approved
27. S/0437/19/VC at 124 Rampton Rd - Removal of condition 5 (Height) of planning permission S/4280/17/OL for a proposed dwelling and ancillary access arrangements with some matters reserved except for access – Approved
28. S/0834/19/RM at Rear of 132 Rampton Road, Willingham for Approval of matters reserved for appearance following Outline planning permission S/0771/17/OL and S/4413/18/RM for Detached Dwelling with Ancillary Access & Parking (Withdrawn)
29. S/4413/18/RM at Rear of 132 Rampton Road, Willingham for Approval of matters reserved for appearance, landscaping, layout and scale following outline planning

permission S/0771/17/OL for a detached dwelling with ancillary access and parking (Approved).

30. S/4280/17/OL at 124 Rampton Rd - Outline planning permission for a proposed dwelling and ancillary access arrangements with some matters reserved except for access (Approved).

31. S/0771/17/OL at Rear of 132 Rampton Road, Willingham for Outline Permission with Some Matters Reserved for Detached Dwelling with Ancillary Access & Parking. (Approved).

National Guidance

32. National Planning Policy Framework 2019 (NPPF)
Planning Practice Guidance
National Design Guide 2019

South Cambridgeshire Local Plan 2018

33. S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/9 Minor Rural Centre
HQ/1 Design Principles
H/12 Residential Space Standards
H/16 Development of Residential Gardens
CC/1 Mitigation and Adaption to Climate Change
CC/3 Renewable and Low Carbon Energy
CC/7 Water Quality
CC/9 Managing Flood Risk
NH/4 Biodiversity
TI/3 Parking Provision
TI/10 Broadband

South Cambridgeshire Supplementary Planning Documents (SPD)

34. Trees & Development Sites SPD - Adopted January 2009
District Design Guide SPD - Adopted March 2010

Consultation

35. **Parish Council:** The Parish Council 'Objects' to this application:

'Willingham Parish Council object to the application for the following reasons: - Gross overdevelopment of the site. The current location is outside the village envelope and would encroach on open countryside. - The original outline approval was for a single storey dwelling and should remain as such – not two storey - The scale of the building is out of keeping with neighbouring properties - The site has inadequate

parking provision for the size of the development - The development extends 20 metres beyond the outline planning permission consent which was already outside the village envelope

The Council request the application is passed to committee for consideration.'

36. Cambridgeshire County Council Highways: No objection subject to the following conditions

- 1: Applicant to provide visibility splays
- 2: Access falls and levels to avoid water drainage to highway
- 3: Access to be a bound material
- 4: Provision of a traffic management plan (Construction)

37. South Cambridgeshire District Council Tress Officer: No objection

38. South Cambridgeshire District Council Environmental Health Officer:

No objection subject to conditions on hours of construction, burning of waste and method statement if pile driven foundations are proposed. Informatives requested on noise and dust pollution and air source heat pump.

39. South Cambridgeshire District Council Ecology Officer: No objection subject to conditions as follows:

- 1: Construction period or mitigation to protect nesting birds
- 2: Scheme of ecological enhancement

40. Sustainable Drainage Engineer: No objection subject to details of foul and surface water drainage to be submitted prior to commencement of development.

Representations from members of the public

41. None Received.

The site and its surroundings

42. The Application site is at 130 Rampton Road Willingham. 130 Rampton Road is a two storey dwelling. The Site is accessed from the north via the existing access with Rampton Road. The proposed access is within the development framework of Willingham with the remainder of the site to the rear of 130 Rampton Road falling outside of the defined development framework. The site comprises the existing access and part of the rear garden of 130 Rampton Road. The proposed two storey dwelling would be located approximately 75m to the rear of 130 Rampton Road.

43. The site currently comprises garden land and a number of existing structures including a mobile home and an outbuilding, both of which would be removed as part of the proposed development. An existing detached garage would be retained.

44. To the west of the site is 124 Rampton Road. There is an extant planning permission for a two storey dwelling to the rear of this property (Application reference S/0437/19/VC). To the east is 132 Rampton Road which also has

consent for a two storey dwelling to the rear (application reference S/4413/18/RM).

45. The Application site benefits from an extant planning permission for a 1.5 storey detached dwelling with a maximum ridge height of approximately 8.35m.
46. The site is located within flood zone 3 (low risk). Part of the site is identified as being at risk from surface water flooding.
47. Willingham is a Minor Rural Centre (Local Plan Policy S/9).

The proposal

48. The Applicant seeks planning permission for the erection of a two storey detached dwelling, 1 bedroom annexe and associated parking.
49. The proposed dwelling would have a maximum ridge height of 8.35m which is the same as that of the extant planning permission. The proposed dwelling would be two storeys as opposed to the extant consent which is 1.5 storeys.
50. The proposed dwelling would have a similar footprint to that previously approved, with the addition of a single storey element to the east which would measure approximately 6m by 7m. In addition, the proposed dwelling would include a detached single storey annexe to the north between the proposed dwelling and the existing dwelling at 130 Rampton Road. The annexe would incorporate a bedroom, kitchen/lounge, bathroom and store/dressing area. The annexe has a separate garden area but would share the same access track as the proposed dwelling. The Annexe would be accessed via the front garden of the proposed dwelling.
51. The rear garden of the proposed dwelling would be within the application site boundary (denoted by the red line) with details of the proposed boundary treatment to be required by condition.
52. The dwelling and annexe would be of a traditional appearance with pitched roofs with buff brickwork and plain roof tiles proposed, with specific details of materials to be provided prior to commencement of development (required by planning condition).
53. Two new parking spaces for the existing dwelling at 130 Rampton Road would be provided between the proposed annexe and the existing dwelling at 130 Rampton Road. Currently vehicles park to the front of 130 Rampton Road. 2 spaces would also be provided between the proposed dwelling and annexe. The existing detached garage would also be retained. The dwelling would be accessed via a new access adjacent to the existing access to 130 Rampton Road.
54. The dwelling would be located approximately ten metres further south (away from the existing dwelling at no.130) than the dwelling currently approved under the extant planning permission.

Planning assessment

Principle of Development

55. The proposed dwelling and annexe would be located outside of the defined development framework boundary of Willingham. Policy S/7 states that only certain types of development will be permitted in the countryside. The proposed development does not come under any of these types of development and there is therefore a conflict with Local Plan Policy S/7. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this particular instance there are several material considerations which are relevant to the principle of development on the application site.
56. The main material consideration is the existence of an extant planning permission for a 1.5 storey dwelling in a very similar position to that of the currently proposed dwelling. Planning permission was granted for a dwelling under application reference S/4070/18/FL. The existing consent will remain extant until 28th March 2022. This represents the 'fallback position' and establishes the principal of residential development to the rear of 130 Rampton Road. This report considers the current application on its merits and in doing so, also considers the differences between the fallback scheme and the currently proposed development. This report also addresses whether the current proposals are materially more harmful than the fallback scheme.
57. Another relevant material consideration is the fact that the Council has granted planning permission for two dwellings, one either side of the application site, at 124 and 132 Rampton Road.
58. In establishing the acceptability of the principle of development it is also important to understand the purposes of Local Plan Policy S/7. The subtext to Local Plan Policy S/7 identifies two reasons for which development should be controlled beyond the defined development framework boundaries. These are:
59. 1: *To help guard against incremental growth in unsustainable locations; and*
60. 2: *To protect the countryside from gradual encroachment*
61. Willingham is a minor rural centre, the second most sustainable type of settlement in the District, in terms of access to services and facilities. Planning Officers consider that whilst the site is located outside of the settlement framework, it is directly adjacent to it and access is available on foot to the centre of Willingham, which has a good range of services and facilities to meet basic day to day needs. It is therefore considered that the first purpose of Policy S/7 is not conflicted with.
62. In considering whether the proposed development would result in harm by way of gradual encroachment it is relevant to consider the fallback position of the existing consent and the neighbouring consents. Three dwellings have been approved to the rear of three consecutive properties on Rampton Road at 124, 130 and 132.

These dwellings are all located to the rear (south) of the existing dwellings. The proposed development would be located 10m further to the rear than fallback scheme. Planning Officers are satisfied that the current proposals would not result in any significant increased harm to the second purpose of Local Plan Policy S/7 when compared against the fallback position. The majority of the development which would be located further to the rear (south) is at single storey level. The repositioning of this dwelling compared to the fallback position would not result in any significant noticeable change when viewed from the surrounding area. The scale and appearance of the dwelling are considered separately below in relation to 'character and appearance'.

63. In conclusion, there would be a conflict with Policy S/7. However, this conflict has to be read in the context of the fallback position and the sustainability of the village of Willingham in accommodating one additional dwelling. On balance, Planning Officers consider that these material considerations outweigh the limited conflict with the purposes of Policy S/7 and therefore the principle of development is acceptable.
64. The proposed annexe would share the same access track as the main dwelling. The annexe is considered to be acceptable in principle if a suitably worded condition is imposed on any planning permission to restrict its use to ensure that it is ancillary to the main dwelling.

Policy H/16 (Development of Residential Gardens)

65. Policy H/16 states in full:

'The development of land used or last used as residential gardens for new dwellings will only be permitted where:

- a. The development is for a one-to one replacement of a dwelling in the countryside under Policy H/14 and/or:*
- b. There would be no significant harm to the local area taking account of:*
- i. The character of the local area;*
 - ii. Any direct and on-going impacts on the residential amenity of nearby properties;*
 - iii. The proposed siting, design, scale, and materials of construction of the buildings;*
 - iv. The existence of or ability to create a safe vehicular access;*
 - v. The provision of adequate on-site parking or the existence of safe, convenient and adequate existing on-street parking;*
 - vi. Any adverse impacts on the setting of a listed building, or the character of a conservation area, or other heritage asset;*
 - vii. Any impacts on biodiversity and important trees;*
 - viii. Ensuring that the form of development would not prevent the development of adjoining sites.'*

66. The proposed development does not involve the replacement of an existing dwelling in the countryside. Therefore criterion (a) is not applicable.

67. All criteria are addressed and accorded with as outlined in the relevant sections of this committee report. With regard to criterion 'vi' there are no heritage assets within close proximity to the site and there would be no adverse impact on the setting of any heritage asset. With regard to criterion 'viii' it is not considered that this development would prevent development on adjoining site and extant neighbouring planning permissions have been addressed within this committee report.
68. For the reasons outlined above, it is considered that the proposed development would comply with Local Plan Policy H/16.

Character and Appearance of the Area

69. It is not considered that there would be any detrimental impact upon the character of the surrounding area as a result of the proposed development. The surrounding area is characterised by a mixed character. There is very little uniformity, with a range of designs and scales of development present. The existing dwelling at 130 Rampton Road is a two storey detached dwelling with a traditional appearance. The approved dwelling to the north west at 124 Rampton Road will be a modern, contemporary two storey design. To the east the approved dwelling at 132 Rampton Road is also a relatively contemporary design.
70. The proposed traditional design with brickwork and a range of pitched roofs is considered to be more in keeping with development along Rampton Road, including the applicant's property at no.130.
71. In terms of layout the location of the dwelling to the rear of 130 Rampton Road is in keeping with the character of the surrounding area given that there are two extant consents for dwellings to either side.
72. The scale of the proposed dwelling is acceptable. The proposed dwelling would not be any higher than the maximum ridge height of the fallback dwelling.
73. Therefore, whilst a two storey dwelling is proposed, as opposed to a 1.5 storey dwelling, the visual impact will be similar to that of the approved dwelling. The scale would also be in keeping with the large detached dwelling approved at 124 Rampton Road.
74. The Parish Council has objected partly on the basis that the proposed development would be overdevelopment of the plot. However, Planning Officers note that the new dwelling will result in the removal of an existing mobile home and outbuilding on the site. A condition to ensure that all outbuildings to be removed, as identified on the amended plans is considered reasonable for attachment in this instance, to ensure that the built form on the site remains in keeping with the character and scale of the surrounding area. In addition, a further condition restricting permitted development rights of the proposed dwelling is considered reasonable to restrict the built form on the village edge.

75. On balance it is considered that the site, which is relatively large, can comfortably accommodate the proposed dwelling and annex whilst remaining in keeping with the existing character of the surrounding area.
76. It is recommended that if consent is granted, a condition requiring submission of and approval of materials is included. This is because exact building materials have not been specified on the submitted plans.
77. For the reasons outlined above it is considered that the proposed development would be in keeping with the character of the surrounding area in accordance with Local Plan Policy HQ/1.
78. In summary, Planning Officers consider that the proposed development would not have an adverse impact upon the character and appearance of the surrounding area and would be in keeping with existing character. It would therefore accord with Local Plan Policies HQ/1 (Design Principles).

Residential Amenity

79. It is not considered that there would be any adverse impact upon neighbouring amenity in terms of loss of light, overbearing impacts or loss of privacy, subject to the imposition of planning conditions. In considering neighbour amenity, consideration has been given to the impact upon the consented development to the north west at 124 Rampton Road and north east at 132 Rampton Road. The proposed two storey dwelling would be located at least 75m away from the existing dwellings on Rampton Road, including the Applicant's property and therefore there would be no adverse impact upon these neighbouring dwellings.
80. To the north west, the consented two storey dwelling at 124 Rampton Road would not experience any adverse impact upon amenity. The two storey element of that dwelling would be over 20m from the proposed dwelling and offset at an angle. The only windows proposed in the west facing elevation of the proposed dwelling would be rooflights, above 1.7m in height and these would be conditioned as such if consent is granted. Furthermore, the closest (westernmost) window proposed in the north facing elevation is a bathroom window which would be conditioned to ensure it is obscure glazed and non-opening in order to avoid any loss of privacy to the approved dwelling to the west. Other north facing windows are offset at an angle such that there would be no loss of privacy as only oblique views to the west are attainable.
81. To the north east, the approved dwelling at 132 Rampton Road would not experience any adverse impact on amenity. The two closest windows in the east facing elevation of the proposed dwelling would be rooflights, 1.7m above floor level and would be conditioned as such. The first floor windows in the projecting part of the north facing elevation would also be 1.7m above floor level in order to avoid any loss of privacy to the neighbouring garden of the approved dwelling.

82. There would be no adverse impact on the amenity of occupiers of the proposed dwelling, annex or garden as a result of the neighbouring consented development. Neither of the approved dwellings have windows facing directly into the site (other than obscure glazed windows).
83. In summary, the positioning of windows, obscure glazing, oblique angles and distances to neighbouring properties are such, that subject to conditions, there would be no adverse impact on amenity, in terms of overbearing, loss of light or loss of privacy. There have been no objections received from neighbouring residents. The proposed development is therefore considered to accord with Local Plan Policy HQ/1 in terms of amenity impacts.
84. Local Plan Policy H/12 sets out the Council's residential space standards. The proposed dwelling would comply with these standards.
85. The Council's District Design Guide recommends that residential units should be provided with access to 80sqm of amenity space, given its rural setting. The proposed development would provide well in excess of this. The proposed rear garden would be accommodated within the application red line boundary. Details of boundary treatments should be conditioned if planning permission is granted.

Highway Safety and Parking Provision

86. The proposed development incorporates four proposed parking spaces and retains an existing detached garage. Local Plan Policy TI/3 (Parking Provision) refers to the indicative standards set out at Appendix 11 of the Local Plan. These standards require two spaces per dwelling. The provision of four parking spaces for the existing dwelling and the proposed dwelling would therefore comply with Local Plan Policy TI/3. Policy TI/3 also requires secure cycle storage. Cycle storage is not indicated on the proposed block plan. It is considered that there is sufficient room on plot to accommodate cycle storage and as such, should consent be granted then a planning condition should be included to require submission and approval of these details prior to occupation.
87. A new access is proposed adjacent to the existing access to 130 Rampton Road. This will result in two access points, each serving a separate dwelling.
88. The Local Highway Authority (LHA) has confirmed that the 1.5m x 1.5m pedestrian viability splays as shown on CH17/LBA/440/FP-1-101 Rev B are acceptable to the Local Highway Authority. The LHA do not object to the proposed development subject to the inclusion of conditions relating to:

- 1: Applicant to provide visibility splays
- 2: Access falls and levels to avoid water drainage to highway
- 3: Access to be a bound material
- 4: Provision of a traffic management plan (Construction)

89. These conditions are all considered necessary and will ensure that the proposed development would not result in any adverse impact on Highway Safety in accordance with the provisions of the NPPF.

Drainage

90. Part of the site is identified as being at risk from surface water flooding and the site is located in Flood Zone 3 (low risk). The Drainage Officer has been consulted on this application and has no objection subject to a condition requiring details of foul and surface water drainage to be submitted and approved.

Ecology

91. The Council's Ecologist has been consulted and has no objection subject to conditions requiring that vegetation clearance and construction do not take place between March and August in order to protect nesting birds. The Officer also requests a condition requiring a scheme of ecological enhancement to be submitted prior to commencement of development. Both of these conditions are considered necessary to ensure compliance with Local Plan Policy NH/4 (Biodiversity).

Renewable energy, water efficiency and broadband

92. Policy CC/3 requires that a scheme for renewable energy is submitted, Policy CC/4 requires that water efficiency measures are imposed, and Policy TI/10 requires that infrastructure be imposed to create access to broadband internet; the application does not provide details of any of the above. It is considered reasonable and necessary to attach conditions to any permission granted to require that the above policies are satisfied.

Environmental Health

93. The Environmental Health Officer has no objection subject to conditions on hours of construction, burning of waste and a method statement if pile driven foundations are proposed. Informatives have been requested on noise and dust pollution and air source heat pump.

94. Planning Officers consider that a condition on construction hours is reasonable and necessary but that the other matters can all be addressed through informatives.

Conclusion

95. Planning Officers consider that there would be a conflict with Local Plan Policy S/7 (Development Frameworks) but this is outweighed by other material considerations including the fact that the harm associated with the conflict with Policy S/7 is not materially greater than that of the existing fallback

position. Furthermore, Planning Officers have only identified a minor conflict with the purposes of Policy S/7.

96. Even if Members conclude that the harm is greater, then they may still grant planning permission if they consider that there are material considerations such that a decision should be made other than in accordance with Local Plan Policy S/7. One such material consideration is that there is a fallback position and that on balance Members may consider that the harm arising over and above the fallback position is not so substantial such that the development should be refused. This is a matter of planning judgement.

97. The proposed development is compliant with all other relevant Local Plan policies, subject to the conditions recommended and set out in this report.

98. Planning Officers therefore recommend that planning permission is granted subject to conditions and informatives.

Recommendation

99. APPROVE – subject to the following conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason – To ensure the consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon).
2. The development hereby permitted shall be carried out in accordance with the following approved plans: CH17/LBA/440/FP-1-102 C, CH17/LBA/440/FP-1-103 B and CH17/LBA/440/FP-1-101 B
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. The annex hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known approved under this planning permission.
4. Two pedestrian visibility splays of 1.5m x 1.5m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.
(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
5. The proposed drive way shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and shall be constructed using a bound material to prevent

debris spreading onto the adopted public highway.

(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

6. The proposed access drive shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.
(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
7. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
 - (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
 - (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
 - (iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
 - (iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

The development shall thereafter be constructed in accordance with the approved details.

(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
9. All windows shown as obscure glazed on the approved plans, shall be fitted with obscured glass (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut apart from any top hung vent. All rooflights and windows shown as 'high level' on the approved plans shall be at least 1.7 metres above floor level. The development shall be retained as such thereafter.
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
10. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants, or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a suitably qualified ecologist has undertaken a careful, detailed check of suitable habitat for active birds' nests immediately before the

habitat is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

(Reason: To ensure compliance with the Wildlife and Countryside Act 1981 (as amended).)

11. Prior to the commencement of development above slab level a location plan and specification for biodiversity compensation and enhancement including native planting, hedgehog connectivity measures and integrated bat and/or bird boxes shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.
(Reason: To meet the NPPF and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4)

12. The dwelling, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018).

13. Details of the proposed materials of the approved dwelling and annex shall be submitted to the Local Planning Authority for approval in writing prior to commencement of development. The development shall thereafter be carried out in accordance with the approved details.
(Reason – To ensure that the development is in-keeping with the character of the surrounding area in accordance with adopted South Cambridgeshire Local Plan Policy HQ/1)

14. No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

15. The dwelling hereby approved shall not be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with.
(Reason – To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the south Cambridgeshire Local Plan 2018.)

16. Prior to the first occupation of the dwelling hereby approved, the dwelling to be occupied shall be made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance

Note) shall be provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

(Reason – To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.)

17. Prior to the first occupation of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwelling.

(Reason – In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)

18. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with South Cambridgeshire Local Plan (2018) Policy CC/7)

19. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. All external areas should utilise permeable surfaces.

(Reason - To ensure that surface water is suitably drained in accordance with South Cambridgeshire Local Plan (2018) Policy CC/7)

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

(Reason - In the interests of visual and residential amenity and ensuring that the character and appearance of the area is conserved in accordance with

Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

21. The existing mobile home and outbuildings annotated for removal on the approved drawings shall be permanently removed from the application site as defined by the red line on the approved plans prior to first occupation of the dwelling hereby approved.

(Reason: To ensure that the built form on the village edge is restricted and in the interests of visual and residential amenity in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

Informatives

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.
2. There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
3. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.

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 District Council Local Plan (2018)
- Planning File Reference: S/0123/20/FL
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPDs)

Report Author:

Luke Simpson - Consultant Planning Officer
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Neutral Citation Number: [2017] EWCA Civ 1314

Case No: C1/2016/4488

IN THE COURT OF APPEAL (CIVIL DIVISION)
ON APPEAL FROM THE ADMINISTRATIVE COURT
PLANNING COURT
MR JUSTICE GARNHAM
[2016] EWHC 2832 (Admin)

Royal Courts of Justice
Strand, London, WC2A 2LL

Date: 8 September 2017

Before:

The Chancellor of the High Court
Lord Justice Lindblom
and
Lord Justice Hickinbottom

Between:

Michael Mansell

Appellant

- and -

Tonbridge and Malling Borough Council

Respondent

- and -

(1) Croudace Portland

Interested

(2) The East Malling Trust

Parties

Ms Annabel Graham Paul (instructed by **Richard Buxton Environmental and Public Law**)
for the **Appellant**

Mr Juan Lopez (instructed by **Tonbridge and Malling Borough Council Legal Services**)
for the **Respondent**

The interested parties did not appear and were not represented

Hearing date: 4 July 2017

**Judgment Approved by the court
for handing down
(subject to editorial corrections)**

Lord Justice Lindblom:

Introduction

1. Should the judge in the court below have quashed a local planning authority’s grant of planning permission for the redevelopment of the site of a large barn and a bungalow to provide four dwellings? That is what we must decide in this appeal. It is contended that the authority misdirected itself in considering a “fallback position” available to the landowner, and also that it misapplied the “presumption in favour of sustainable development” in the National Planning Policy Framework (“the NPPF”) – a question that can now be dealt with in the light of this court’s recent decision in *Barwood Strategic Land II LLP v East Staffordshire Borough Council* [2017] EWCA Civ 893.
2. The appellant, Mr Michael Mansell, appeals against the order of Garnham J., dated 10 November 2016, dismissing his claim for judicial review of the planning permission granted on 13 January 2016 by the respondent, Tonbridge and Malling Borough Council, for development proposed by the first interested party, Croudace Portland, on land owned by the second interested party, the East Malling Trust, at Rocks Farm, The Rocks Road, East Malling. The proposal was to demolish the barn and the bungalow on the land and to construct four detached dwellings, with garages and gardens. Mr Mansell lives in a neighbouring property, at 132-136 The Rocks Road – a grade II listed building. He was an objector.
3. It was common ground that the proposal was in conflict with the development plan. Rocks Farm is outside the village of East Malling to its south-east, within the “countryside” as designated in the Tonbridge and Malling Borough Core Strategy. The site of the proposed development extends to about 1.3 hectares. The barn, about 600 square metres in area, had once been used to store apples. The bungalow was lived in by a caretaker. The application for planning permission came before the council’s Area 3 Planning Committee on 7 January 2016. In his reports to committee the council’s planning officer recommended that planning permission be granted, and that recommendation was accepted by the committee. The officer guided the members on the “fallback position” that was said to arise, at least partly, through the “permitted development” rights for changes of use from the use of a building as an agricultural building to its use as a dwelling-house, under Class Q in Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the GPDO”).
4. Mr Mansell’s challenge to the planning permission attacked the officer’s approach to the “fallback position” and his assessment of the proposal on its planning merits. Garnham J. dismissed the claim for judicial review on all grounds. Permission to appeal was granted by McCombe L.J. on 21 February 2017.

The issues in the appeal

5. The appeal raises three main issues:
 - (1) whether the council correctly interpreted and lawfully applied the provisions of Class Q in the GPDO (ground 1 in the appellant’s notice);

- (2) whether the council was entitled to accept there was a real prospect of the fallback development being implemented (ground 2); and
- (3) whether the council misunderstood or misapplied the “presumption in favour of sustainable development” (ground 3).

Did the council correctly interpret and lawfully apply the provisions of Class Q?

6. When the council determined the application for planning permission the permitted development rights under Class Q were in these terms, so far is relevant here:

“Q. Permitted development

Development consisting of –

- (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and
- (b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

Q.1 Development not permitted

Development is not permitted by Class Q if –

- ...
- (b) the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 450 square metres;
 - (c) the cumulative number of separate dwellinghouses developed under Class Q within an established agricultural unit exceeds 3;
- ...
- (g) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;
 - (h) the development under Class Q (together with any previous development under Class Q) would result in a building or buildings having more than 450 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;
- ...”

The permitted development rights under Class Q are subject to several “Conditions” in paragraph Q.2, none of them controversial here.

7. In section 6 of his main report to committee for its meeting on 7 January 2016 the officer dealt at length with the “Determining Issues”. In discussing those issues he considered the “fallback position” in paragraphs 6.14 to 6.19:

“6.14 In practical terms for this site, the new permitted development rights mean that the existing agricultural barn could be converted into three residential units. Some representations point out that only a proportion of the barn could be

converted in such a manner (up to 450sqm) but the remainder – a small proportion in terms of the overall footprint – could conceivably be left unconverted and the resultant impacts for the site in terms of the amount of residential activity would be essentially the same. The building could be physically adapted in certain ways that would allow for partial residential occupation and the extensive area of hardstanding which exists between the building and the northern boundary could be used for parking and turning facilities.

- 6.15 The existing bungalow within the site could be replaced in accordance with policy CP14 with a new residential building provided that it was not materially larger than the existing building. Such a scenario would, in effect, give rise to the site being occupied by a total of four residential units albeit of a different form and type to that proposed by this application. This provides a realistic fallback position in terms of how the site could be developed.
- 6.16 I appreciate that discussion concerning realistic ‘fallback’ positions is rather complicated but, in making an assessment of any application for development, we are bound to consider what the alternatives might be for a site: in terms of what could occur on the site without requiring any permission at all (historic use rights) or using permitted development rights for alternative forms of development.
- 6.17 In this instance a scheme confined to taking advantage of permitted development would, in my view, be to the detriment of the site as a whole in visual terms. Specifically, it would have to be developed in a contrived and piecemeal fashion in order to conform to the requirements of the permitted development rights, including the need to adhere to the restrictions on the floor space that can be converted using the permitted development rights.
- 6.18 I would also mention that should the applicant wish to convert the entire barn for residential purposes, above the permitted development thresholds, such a scheme (subject to detailed design) would wholly accord with adopted policy. Again, this provides a strong indicator as to how the site could be developed in an alternative way that would still retain the same degree of residential activity as proposed by the current application but in a more contrived manner and with a far more direct physical relationship with the nearest residential properties.
- 6.19 The current proposal therefore, in my view, offers an opportunity for a more comprehensive and coherent redevelopment of the site as opposed to a more piecemeal form of development that would arise should the applicant seek to undertake to implement permitted development rights.”

8. For Mr Mansell, Ms Annabel Graham Paul submitted to us, as she did to the judge, that the officer’s advice in those six paragraphs betrays a misunderstanding of the provisions of Class Q in the GPDO, in particular sub-paragraphs Q.1(b) and Q.1(h). She argued that the restriction to 450 square metres in sub-paragraph Q.1(b) applies to the total floor space of the agricultural building or buildings in question, not to the floor space actually “changing use”. Before the judge, though not in her submissions in this court, Ms Graham Paul sought to bolster that contention with a passage in an inspector’s decision letter

relating to a proposal for development on a site referred to by the judge as “Mannings Farm”. The inspector had observed that “[the] floor space of the existing building ... far exceeds the maximum permitted threshold, of 450 sq m, as set out in [sub-paragraph] Q.1(b)”, and that “the intention is to reduce the size of the building as part of the proposal but Q.1(b) clearly relates to existing floorspace and there is no provision in the GPDO for this to be assessed on any other basis”.

9. Garnham J. rejected Ms Graham Paul’s argument. In paragraph 30 of his judgment he said:

“30. In my judgment this construction of paragraph Q.1(b) fails because it disregards the definition section of the Order. The critical expression in subparagraph (b) is *“the existing building or buildings”*. Paragraph 2 of the Order defines *“building”* as *“any part of a building”*. Accordingly, the paragraph should be read as meaning *“the cumulative floor space of the existing building or any part of the building changing use ...”*. If that is right, it is self-evident that the limit on floor space relates only to that part of the building which is changing use.”

10. The judge found support for that conclusion in several inspectors’ decisions, one of them a decision on proposed development at Bennetts Lane, Binegar in Somerset. In correspondence in that case the Department for Communities and Local Government had pointed to the definition of a “building” in the “Interpretation” provisions in paragraph 2 of the GPDO. Because that definition included “any part of a building”, their view was that “in the case of a large agricultural building, part of it could change use ... and the rest remain in agricultural use” (paragraph 32 of the judgment). However, as was accepted on both sides in this appeal, the court must construe the provisions of the GPDO for itself, applying familiar principles of statutory interpretation.

11. In paragraph 34 of his judgment Garnham J. said this:

“34. Ms Graham Paul contends that that construction of subparagraph (b) means that it adds nothing to subparagraph (h). I can see the force of that submission and, as a matter of first principle, statutory provisions should be construed on the assumption that the draftsman was intending to add something substantive by each relevant provision. Nonetheless, giving the interpretation section its proper weight, I see no alternative to the conclusion that Class Q imposes a floor space limit on those parts of the buildings which will change use as a result of the development. In those circumstances, I reject the Claimant's challenge to the Officer's construction of the Class Q provisions in the 2015 Order.”

12. Ms Graham Paul submitted that this interpretation of the relevant provisions would render sub-paragraph Q.1(b) of Class Q redundant, because sub-paragraph Q.1(h) already limits the residential floor space resulting from the change of use under Class Q to a maximum of 450 square metres. The statutory provisions for permitted development rights in the GPDO ought to be interpreted consistently. The interpretation favoured by the judge, submitted Ms Graham Paul, depends on reading into sub-paragraph Q.1(b) the additional words “any part of a building” after the words “the existing building or buildings”, which, she said, is wholly unnecessary. Statutory provisions ought to be construed on the

assumption that the draftsman was intending to add something of substance in each provision. The judge's interpretation offends that principle, said Ms Graham Paul, because it would, in effect, subsume sub-paragraph Q.1(b) into sub-paragraph Q.1(h). Only her interpretation of sub-paragraph Q.1(b) would enable sub-paragraph Q.1(h) to add something of substance to the provisions of Class Q. And in principle, Ms Graham Paul argued, it makes good sense to prevent, without an express grant of planning permission, the partial conversion of large agricultural buildings to accommodate residential use, leaving other parts of the building either in active agricultural use or simply vacant.

13. Ms Graham Paul sought to reinforce these submissions by pointing to other provisions of the GPDO where similar wording is used: Class M, which provides permitted development rights for changes of use of buildings in retail or betting office or pay day loan shop use to Class C3 use, and states in sub-paragraph M.1(c) that development is not permitted if “the cumulative floor space of the existing building changing use under Class M exceeds 150 square metres”; and Class N, which provides permitted development rights for changes of use from specified sui generis uses, including use as an amusement arcade or centre, and use as a casino, to Class C3 use, and states in sub-paragraph N.1(b) that development is not permitted if “the cumulative floor space of the existing building changing use under Class N exceeds 150 square metres”.
14. I cannot accept Ms Graham Paul's argument. I think the judge's understanding of Class Q was correct. The provisions of Class Q relating to the scope of permitted development rights should be given their literal meaning. When this is done, they make perfectly good sense in their statutory context and do not give rise to any duplication or redundancy.
15. The focus here is on the provisions as to development that is “not permitted” under paragraph Q.1, and in particular the provisions of sub-paragraphs Q.1(b) and Q.1(h). Sub-paragraph Q.1(b) establishes the “cumulative floor space of the existing building or buildings” that is “changing use under Class Q ...”. The limit on such “cumulative floor space ...” is 450 square metres. This restriction is stated to be a restriction on the change of use, not on the size of the building or buildings in which the change of use occurs. Sub-paragraph Q.1(b) relates to a single act of development in which the building in question, or part of it, is “changing use”. The floor space limit set by it relates not to the total floor space of the building or buildings concerned. It relates, as one would expect, to the permitted development rights themselves, which apply to the “cumulative” amount of floor space actually “changing use under Class Q”. The use of the word “cumulative” in this context – as elsewhere in the GPDO – is perfectly clear. It connotes, in relevant circumstances, the adding together of separate elements of floor space within a building or buildings, or, again in relevant circumstances, a single element of floor space, which in either case must not exceed 450 square metres. The total floor space of the building or buildings concerned may itself be more than 450 square metres. But the cumulative amount of floor space whose use is permitted to be changed within that total floor space must not exceed 450 square metres.
16. This interpretation of sub-paragraph Q.1(b) avoids arbitrary consequences in the application of the permitted development rights under Class Q. It does not make the availability of those rights for a qualifying “agricultural building” depend on the total floor space of the building itself. It would not, therefore, create a situation in which the permitted development rights under Class Q would be available for a building whose total floor space was 450 square metres, but not for a building with a floor space of 451 square

metres or an area greater than that. If the consequence is that the permitted development rights, when fully used, would result in a building partly in use as a dwelling-house and partly still in agricultural use, that is an outcome contemplated by the GPDO. I see no difficulty in that.

17. Had the draftsman intended to confer permitted development rights under Class Q only to a building or buildings whose total floor space was not more than 450 square metres, the relevant provision would have been framed differently. There would have been no need to use the word “cumulative” or some other such word. The provision would simply have stated, for example, “the total floor space of the existing building or buildings within an established agricultural unit in which the change of use under Class Q is being undertaken does not exceed 450 square metres”. But that is not what sub-paragraph Q.1(b) says, or, in my view, what it means.
18. Nor can I see how an interpretation of sub-paragraph Q.1(b) in which the restriction of 450 square metres applies not to the floor space actually changing use but to the total floor space of the building or buildings in which the change of use is taking place can be reconciled with the definition of “building” in paragraph 2 of the GPDO as including “part of a building”. Unless one disapplies that part of the definition of a building to sub-paragraph Q.1(b), one must read that provision as meaning “the cumulative floor space of the existing building or buildings or part of a building changing use under Class Q ... exceeds 450 square metres” (my emphasis). That understanding of sub-paragraph Q.1(b) would not sit happily with the concept that the restriction of 450 square metres applies not to the floor space changing use but to the total floor space of the building itself.
19. My interpretation of sub-paragraph Q.1(b) does not leave sub-paragraph Q.1(h) redundant. Sub-paragraph Q.1(h) achieves a different purpose. It prevents, for example, a change of use as “permitted development” in an agricultural building of which part is already in Class C3 use, or an aggregation of successive changes of use through separate acts of development, that would result in more than 450 square metres of floor space in a building or buildings being in Class C3 use. Neither of those outcomes would necessarily be prevented by sub-paragraph Q.1(b).
20. Finally, there is nothing in the provisions of Class M and Class N, or in any other provision of the GPDO, to suggest a different understanding of Class Q. The provisions in sub-paragraphs M.1(c) and N.1(b) also contain the word “cumulative” in referring to the floor space “changing use”, not to the total floor space of the “existing building or buildings” in which the change of use is taking place. And in both Class M and Class N the draftsman has also included a provision – respectively in sub-paragraphs M.1(d) and N.1(c) – stating that “the development (together with any previous development under [the relevant class]) would result in more than 150 square metres of floor space in the building having changed use under [the relevant class]”. Although we are not deciding those questions, it seems to me that the same analysis would hold good for those provisions too.
21. In my view, therefore, the officer did not misrepresent the permitted development rights under Class Q in his advice to the committee on the “fallback position”. The provisions of Class Q were correctly interpreted and lawfully applied.

Was the council entitled to accept that there was a real prospect of the fallback development being implemented?

22. Garnham J. accepted that the council was entitled to conclude that there was a “realistic” fallback. In paragraphs 36 and 37 of his judgment he said:

“36. In paragraph 6.15 of the report the Officer concluded that the fall back position was “realistic”. In my judgment he was entitled so to conclude. The evidence establishes that there had been prior discussions between the Council and the Planning Agent acting for the East Malling Trust who owns the site. It was crystal clear from that contact that the Trust were intending, one way or another to develop the site. Alternative proposals had been advanced seeking the Council’s likely reaction to planning applications. It is in my view wholly unrealistic to imagine that were all such proposals to be turned down the owner of the site would not take advantage of the permitted development provided for by Class Q to the fullest extent possible.

37. It was not a precondition to the Council’s consideration of the fall back option that the interested party had made an application indicating an intention to take advantage of Class Q. There was no requirement that there be a formulated proposal to that effect. The officer was entitled to have regard to the planning history which was within his knowledge and the obvious preference of the Trust to make the most valuable use it could of the site.”

23. The judge accepted the submission of Mr Juan Lopez for the council that the committee did not have to ignore fallback development that included elements for which planning permission would be required and had not yet been granted. He noted that “[the] building could be converted, so as to provide dwelling houses limited in floor space to 450m² by the construction of internal walls without using the whole of the internal space of the barn” (paragraph 40). And he went on to say (in paragraph 41):

“41. In my judgment therefore, it would have been unrealistic to have concluded that, were the present application for permission to be rejected, the interested party would do nothing to develop this site. On the contrary it was plain that development was contemplated and that some development could have taken place pursuant to Class Q. The Council was entitled to have regard to the fact that there might be separate applications for permission in respect of some elements of the scheme and to advise that appropriate regard must be had to material planning considerations including the permitted development fall back position. Accordingly I reject the second element of the Claimant’s challenge on ground 1.”

24. Ms Graham Paul criticized the judge’s approach. She said it would enable permitted development rights under the GPDO to be relied on as a fallback even where there was no evidence that the landowner or developer would in fact resort to such development. The judge did not consider whether the council had satisfied itself that there was a “real prospect” of the fallback development being implemented (see the judgment of Sullivan L.J. in *Samuel Smith Old Brewery (Tadcaster) v Secretary of State for Communities and Local Government* [2009] J.P.L. 1326, at paragraph 21). The “real prospect”, submitted Ms Graham Paul, must relate to a particular fallback development contemplated by the

landowner or developer, not merely some general concept of development that might be possible on the site. Only a specific fallback makes it possible for a comparison to be made between the planning merits of the development proposed and the fallback development. The relevance of a fallback depends on there being a “finding of actually intended use as opposed to a mere legal or theoretical entitlement” (see the judgment of Mr Christopher Lockhart-Mummery Q.C., sitting as a deputy judge of the High Court, in *R. v Secretary of State for the Environment and Havering London Borough Council, ex parte P.F. Ahern (London) Ltd.* [1998] Env. L.R. 189, at p.196).

25. Ms Graham Paul said there was nothing before the council to show that either the East Malling Trust or Croudace Portland contemplated the site being developed in the way the officer described in his report. On the contrary, the conversion of the barn for residential use – as opposed to its demolition and replacement with new dwellings – seems to have been regarded as impracticable or uneconomic. The East Malling Trust’s planning consultant, Broadlands Planning Ltd., had submitted a “Planning Statement” to the council in December 2013, seeking the council’s advice before the submission of an application for planning permission. In that document two possible schemes for the site were referred to (at paragraph 26). Neither could have been achieved using permitted development rights. One involved the retention of the barn and its conversion to four dwelling-houses, the other a “wholesale redevelopment of the site”, perhaps with the replacement of the bungalow, to create five new dwellings. In a letter to Broadlands Planning Ltd. dated 30 January 2014 the council’s Senior Planning Officer, Ms Holland, said she was “not convinced that the proposal would result in the building being converted, but rather [that] large portions would be removed and a new building created”. And the East Malling Trust’s marketing agent, Smiths Gore, in a letter to potential developers dated 27 February 2014, suggested it was “unlikely that a developer would contemplate the conversion of the Apple Store”. There was, said Ms Graham Paul, no other contemporaneous evidence to lend substance to the fallback scheme to which the officer referred in his report, and no evidence of the council trying to find out what, if anything, was actually contemplated. The evidence did not demonstrate a “real prospect” – as opposed to a merely “theoretical” prospect – of such a development being carried out. The judge should have recognized that the fallback development referred to in the officer’s report was not a material consideration.
26. I cannot accept that argument. In my view the officer did not misunderstand any principle of law relating to a fallback development. His advice to the members was sound.
27. The status of a fallback development as a material consideration in a planning decision is not a novel concept. It is very familiar. Three things can be said about it:
 - (1) Here, as in other aspects of the law of planning, the court must resist a prescriptive or formulaic approach, and must keep in mind the scope for a lawful exercise of planning judgment by a decision-maker.
 - (2) The relevant law as to a “real prospect” of a fallback development being implemented was applied by this court in *Samuel Smith Old Brewery* (see, in particular, paragraphs 17 to 30 of Sullivan L.J.’s judgment, with which the Master of the Rolls and Toulson L.J. agreed; and the judgment of Supperstone J. in *R. (on the application of Kverndal) v London Borough of Hounslow Council* [2015] EWHC 3084 (Admin), at paragraphs 17 and 42 to 53). As

Sullivan L.J. said in his judgment in *Samuel Smith Old Brewery*, in this context a “real” prospect is the antithesis of one that is “merely theoretical” (paragraph 20). The basic principle is that “... for a prospect to be a real prospect, it does not have to be probable or likely: a possibility will suffice” (paragraph 21). Previous decisions at first instance, including *Ahern* and *Brentwood Borough Council v Secretary of State for the Environment* [1996] 72 P. & C.R. 61 must be read with care in the light of that statement of the law, and bearing in mind, as Sullivan L.J. emphasized, “... “fall back” cases tend to be very fact-specific” (ibid.). The role of planning judgment is vital. And “[it] is important ... not to constrain what is, or should be, in each case the exercise of a broad planning discretion, based on the individual circumstances of that case, by seeking to constrain appeal decisions within judicial formulations that are not enactments of general application but are themselves simply the judge’s response to the facts of the case before the court” (paragraph 22).

- (3) Therefore, when the court is considering whether a decision-maker has properly identified a “real prospect” of a fallback development being carried out should planning permission for the proposed development be refused, there is no rule of law that, in every case, the “real prospect” will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the GPDO. In some cases that degree of clarity and commitment may be necessary; in others, not. This will always be a matter for the decision-maker’s planning judgment in the particular circumstances of the case in hand.

28. In this case, in the circumstances as they were when the application for planning permission went before the committee, it was plainly appropriate, indeed necessary, for the members to take into account the fallback available to the East Malling Trust as the owner of the land, including the permitted development rights arising under Class Q in the GPDO and the relevant provisions of the development plan, in particular policy CP14 of the core strategy. Not to have done so would have been a failure to have regard to a material consideration, and thus an error of law.
29. That the East Malling Trust was intent upon achieving the greatest possible value from the redevelopment of the site for housing had by then been made quite plain. The “Planning Statement” of December 2013 had referred to two alternative proposals for the redevelopment of the site (paragraph 26), pointing out that both “[the] redevelopment and replacement of [the] bungalow” and “[the] conversion of the existing storage and packing shed” were “permissible in principle” (paragraph 35). The firm intention of the East Malling Trust to go ahead with a residential development was entirely clear at that stage.
30. In my view it was, in the circumstances, entirely reasonable to assume that any relevant permitted development rights by which the East Malling Trust could achieve residential development value from the site would ultimately be relied upon if an application for planning permission for the construction of new dwellings were refused. That was a simple and obvious reality – whether explicitly stated by the East Malling Trust or not. It was accurately and quite properly reflected in the officer’s report to committee. It is

reinforced by evidence before the court – in the witness statement of Mr Humphrey, the council’s Director of Planning, Housing and Environmental Health, dated 18 March 2016 (in paragraphs 6 to 24), in the witness statement of Mr Wilkinson, the Land and Sales Manager of Croudace Portland, also dated 18 March 2016 (in paragraphs 4 to 7), in the first witness statement of Ms Flanagan, the Property and Commercial Director of the East Malling Trust, dated 17 March 2016 (in paragraphs 4 to 6), and in Ms Flanagan’s second witness statement, dated 17 June 2016 (in paragraphs 2 to 5).

31. As Ms Flanagan says (in paragraph 2 of her second witness statement):

“2. At paragraph 6 of my first witness statement, I state that there was no doubt that the Trust would consider alternatives to the preferred scheme. To further amplify, the Trust (as a charitable body) is tasked with obtaining best value upon the disposal of its assets. A number of alternative uses were considered for the site, including industrial uses. However the Board was aware that a residential scheme of some type would provide the best value for the application land, even were that to include a conversion of the existing agricultural building.”

Ms Flanagan goes on to refer to Smiths Gore’s letter of 27 February 2014 (in paragraphs 4 and 5):

“4. ... This letter ... states that at that time [Smith Gore’s] opinion was that it was unlikely that a scheme of conversion would be contemplated by any developer. However, this letter pre-dated the permitted development rights that subsequently came into effect in April 2014. By the time the planning application had formally been submitted, these permitted development rights were in effect.

5. Had no other scheme proven acceptable in planning terms, and if planning permission had been refused for the development the subject of the planning application, the Trust would have built out a “permitted development” scheme to the fullest extent possible in order to realise the highest value for the land, in order to thereafter seek disposal to a developer.”

32. That evidence is wholly unsurprising. And it confirms the East Malling Trust’s intentions as they were when the council made its decision to grant planning permission in January 2016, by which time the current provisions for “permitted development” under Class Q of the GPDO had come into effect. It states the East Malling Trust’s position as landowner at that stage – as opposed to the view expressed by an officer of the council, and an opinion by a marketing agent in a letter to developers, almost two years before. It is consistent with what was being said on behalf of the East Malling Trust in its dealings with the council from the outset – in effect, that the site was going to be redeveloped for housing even if this had to involve the conversion and change of use of the barn to residential use. It reflects the fiduciary duty of the trustees. And it bears out what the council’s officer said about the “fallback position” in his report to committee.

33. I do not see how it can be said that the officer’s assessment of the “fallback position”, which the committee adopted, offends any relevant principle in the case law – in particular the concept of a “real prospect” as explained by Sullivan L.J. in *Samuel Smith Old*

Brewery. It was, in my view, a faithful application of the principles in the authorities in the particular circumstances of this case. It also demonstrates common sense.

34. The officer did not simply consider the fallback in a general way, without regard to the facts. He considered it in specific terms, gauging the likelihood of its being brought about if the council were to reject the present proposal. In the end, of course, these were matters of fact and planning judgment for the committee. But the officer's advice in paragraphs 6.14 to 6.19 of his report was, I believe, impeccable. He was right to say, in paragraph 6.14, that the "new permitted development rights" – under Class Q in the GPDO – would enable the barn to be converted into three residential units; in the same paragraph, that the building "could be physically adapted in certain ways that would allow for partial residential occupation ..."; and, in paragraph 6.15, that the bungalow "could be replaced in accordance with policy CP14 with a new residential building provided that it was not materially larger than the existing building". He was also right to say, therefore, that the site could be developed for "four residential units albeit of a different form and type to that proposed by this application". All of this was factually correct, and represented what the council knew to be so. It did not overstate the position. It went no further than the least that could realistically be achieved by way of a fallback development – through the use of permitted development rights under Class Q and an application for planning permission complying with policy CP14.
35. The officer also guided the committee appropriately in what he said about the realism of the "fallback position". At the end of paragraph 6.15 of his report he said that the fallback development he had described was "a realistic fallback position in terms of how the site could be developed". He was well aware of the need to take into account only a fallback development that was truly "realistic", not merely "theoretical". He came back, in paragraph 6.16, to the question of "realistic 'fallback' positions", again reminding the members that this was what had to be considered. He went on to acknowledge, rightly, that the council had to consider what could be achieved "using permitted development rights for alternative forms of development". The context for this advice was that in his view, as he said in paragraph 6.15, he was dealing with "a realistic fallback position". He went on in paragraph 6.17 to consider what "would" happen if a scheme taking advantage of permitted development rights came forward. And in paragraph 6.18 his advice was that a redevelopment involving the conversion of "the entire barn for residential purposes, above the permitted development thresholds ... would wholly accord with adopted policy". That was a legally sound planning judgment. The same may also be said of the officer's conclusion in paragraph 6.19, where he compared the proposal before the committee with the "more piecemeal form of development that would arise should the applicant seek to undertake to implement permitted development rights".
36. In short, none of the advice given to the council's committee on the "fallback position" can, in the particular circumstances of this case, be criticized. It was, I think, unimpeachable.
37. In my view, therefore, the council was entitled to accept that there was a "real prospect" of the fallback development being implemented, and to give the weight it evidently did to that fallback as a material consideration. In doing so, it made no error of law.

Was the judge right to conclude that the council did not misunderstand or misapply the “presumption in favour of sustainable development” in the NPPF?

38. Paragraph 14 of the NPPF states:

“14. At the heart of [the NPPF] is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

...

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the NPPF] taken as a whole; or
 - specific policies in [the NPPF] indicate development should be restricted.”

39. In *Barwood v East Staffordshire Borough Council* this court stated its understanding of the policy for the “presumption in favour of sustainable development” in the NPPF, and how that presumption is intended to operate (see paragraphs 34 and 35 of my judgment). In doing so, it approved the relevant parts of the judgment of Holgate J. in *Trustees of the Barker Mill Estates v Secretary of State for Communities and Local Government* [2016] EWHC 3028 (Admin) (in particular paragraphs 126, 131, 136, and 140 to 143). Three simple points emerged (see paragraph 35 of my judgment). The first and second of those three points need not be set out again here. The third, however, is worth repeating – because it bears on the issue we are considering now. I shall emphasize the most important principle for our purposes here:

“ ...

- (3) When the section 38(6) duty is lawfully performed, a development which does not earn the “presumption in favour of sustainable development” – and does not, therefore, have the benefit of the “tilted balance” in its favour – may still merit the grant of planning permission. On the other hand, a development which does have the benefit of the “tilted balance” may still be found unacceptable, and planning permission for it refused This is the territory of planning judgment, where the court will not go except to apply the relevant principles of public law The “presumption in favour of sustainable development” is not irrebuttable. Thus, in a case where a proposal for the development of housing is in conflict with a local plan whose policies for the supply of housing are out of date, the decision-maker is left to judge, in the particular circumstances of the case in hand, how much weight should be given to that conflict. The absence of a five-year supply of housing land will not necessarily be conclusive in favour of the grant of planning permission. This is not a matter of law. It is a matter of planning judgment (see paragraphs 70 to

74 of the judgment in [*Crane v Secretary of State for Communities and Local Government* [2015] EWHC 425 (Admin)].”

40. The judgments in this court in *Barwood v East Staffordshire Borough Council* entirely supersede the corresponding parts of several judgments at first instance – including, most recently, *Reigate and Banstead Borough Council v Secretary of State for Communities and Local Government* [2017] EWHC 1562 (Admin). In those cases, judges in the Planning Court have offered various interpretations of NPPF policy for the “presumption in favour of sustainable development”, and have explained how, in their view, the presumption should work. There is no need for that to continue. After the decision of the Court of Appeal in *Barwood v East Staffordshire Borough Council*, it is no longer necessary, or appropriate, to cite to this court or to judges in the Planning Court any of the first instance judgments in which the meaning of the presumption has been considered.
41. The Planning Court – and this court too – must always be vigilant against excessive legalism infecting the planning system. A planning decision is not akin to an adjudication made by a court (see paragraph 50 of my judgment in *Barwood v East Staffordshire Borough Council*). The courts must keep in mind that the function of planning decision-making has been assigned by Parliament, not to judges, but – at local level – to elected councillors with the benefit of advice given to them by planning officers, most of whom are professional planners, and – on appeal – to the Secretary of State and his inspectors. They should remember too that the making of planning policy is not an end in itself, but a means to achieving reasonably predictable decision-making, consistent with the aims of the policy-maker. Though the interpretation of planning policy is, ultimately, a matter for the court, planning policies do not normally require intricate discussion of their meaning. A particular policy, or even a particular phrase or word in a policy, will sometimes provide planning lawyers with a “doctrinal controversy”. But even when the higher courts disagree as to the meaning of the words in dispute, and even when the policy-maker’s own understanding of the policy has not been accepted, the debate in which lawyers have engaged may turn out to have been in vain – because, when a planning decision has to be made, the effect of the relevant policies, taken together, may be exactly the same whichever construction is right (see paragraph 22 of my judgment in *Barwood v East Staffordshire Borough Council*). That of course may not always be so. One thing, however, is certain, and ought to be stressed. Planning officers and inspectors are entitled to expect that both national and local planning policy is as simply and clearly stated as it can be, and also – however well or badly a policy is expressed – that the court’s interpretation of it will be straightforward, without undue or elaborate exposition. Equally, they are entitled to expect – in every case – good sense and fairness in the court’s review of a planning decision, not the hypercritical approach the court is often urged to adopt.
42. The principles on which the court will act when criticism is made of a planning officer’s report to committee are well settled. To summarize the law as it stands:
- (1) The essential principles are as stated by the Court of Appeal in *R. v Selby District Council, ex parte Oxton Farms* [1997] E.G.C.S. 60 (see, in particular, the judgment of Judge L.J., as he then was). They have since been confirmed several times by this court, notably by Sullivan L.J. in *R. (on the application of Siraj) v Kirklees Metropolitan Borough Council* [2010] EWCA Civ 1286, at paragraph 19, and applied in many cases at first instance (see, for example, the judgment of Hickinbottom J., as he then was, in *R. (on the application of*

Zurich Assurance Ltd., t/a Threadneedle Property Investments) v North Lincolnshire Council [2012] EWHC 3708 (Admin), at paragraph 15).

- (2) The principles are not complicated. Planning officers' reports to committee are not to be read with undue rigour, but with reasonable benevolence, and bearing in mind that they are written for councillors with local knowledge (see the judgment of Baroness Hale of Richmond in *R. (on the application of Morge) v Hampshire County Council* [2011] UKSC 2, at paragraph 36, and the judgment of Sullivan J., as he then was, in *R. v Mendip District Council, ex parte Fabre* (2000) 80 P. & C.R. 500, at p.509). Unless there is evidence to suggest otherwise, it may reasonably be assumed that, if the members followed the officer's recommendation, they did so on the basis of the advice that he or she gave (see the judgment of Lewison L.J. in *Palmer v Herefordshire Council* [2016] EWCA Civ 1061, at paragraph 7). The question for the court will always be whether, on a fair reading of the report as a whole, the officer has materially misled the members on a matter bearing upon their decision, and the error has gone uncorrected before the decision was made. Minor or inconsequential errors may be excused. It is only if the advice in the officer's report is such as to misdirect the members in a material way – so that, but for the flawed advice it was given, the committee's decision would or might have been different – that the court will be able to conclude that the decision itself was rendered unlawful by that advice.
- (3) Where the line is drawn between an officer's advice that is significantly or seriously misleading – misleading in a material way – and advice that is misleading but not significantly so will always depend on the context and circumstances in which the advice was given, and on the possible consequences of it. There will be cases in which a planning officer has inadvertently led a committee astray by making some significant error of fact (see, for example *R. (on the application of Loader) v Rother District Council* [2016] EWCA Civ 795), or has plainly misdirected the members as to the meaning of a relevant policy (see, for example, *Watermead Parish Council v Aylesbury Vale District Council* [2017] EWCA Civ 152). There will be others where the officer has simply failed to deal with a matter on which the committee ought to receive explicit advice if the local planning authority is to be seen to have performed its decision-making duties in accordance with the law (see, for example, *R. (on the application of Williams) v Powys County Council* [2017] EWCA Civ 427). But unless there is some distinct and material defect in the officer's advice, the court will not interfere.

43. Was the officer's advice to the members in this case flawed in that way? I do not think so.

44. In paragraph 6.1 of his report the officer said:

“6.1 As Members are aware, the Council in its role as Local Planning Authority is required to determine planning applications and other similar submissions in accordance with the Development Plan in force unless material considerations indicate otherwise. ... The NPPF and the associated [Planning Practice Guidance] are important material considerations.”

He went on to consider the relevant policies of the development plan, in particular policies CP11, CP12, CP13 and CP14 of the core strategy, and then advised the committee, in paragraph 6.6:

“6.6 With the above policy context in mind, it is clear that the proposal relates to new development outside the village confines (on land which is not defined as “previously developed” for the purposes of applying NPPF policy), is not part of a wider plan of farm diversification and is not intended to provide affordable housing as an exceptions site. Consequently, the proposed development falls outside of the requirements of these policies and there is an objection to the principle of the proposed development in the broad policy terms.”

and in paragraph 6.7:

“6.7 It is therefore necessary to establish whether any other material planning considerations exist that outweigh the policy objections to the scheme in these particular circumstances.”

45. In paragraph 6.8 the officer acknowledged, in the light of the relevant guidance in the Planning Practice Guidance, that “the policies contained in ... the NPPF are material considerations and must be taken into account”, and, in paragraph 6.9, that since the core strategy had been adopted in 2007 it was “necessary to establish how consistent the above policies are with the policies contained within the NPPF”. His advice in paragraphs 6.10 to 6.13 of his report was this:

“6.10 With this in mind, it must be noted that paragraph 49 of the NPPF states that applications for new housing development should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 of the NPPF emphasises the importance of providing a wide choice of high quality homes, to widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Paragraph 55 states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

6.11 These criteria all demonstrate a clear government momentum in favour of sustainable development to create new homes and drive economic development. The proposed development would create four high quality new homes on the very edge of an existing village settlement.

6.12 A further indicator of such emphasis is borne out of the recent changes to the regime of permitted development rights set out by national government by the Town and Country Planning (General Permitted Development) Order 2015. This allows for far more development to take place without the need for planning permission from Local Authorities and generally provides a steer as to government’s thinking on how to boost the country’s economy through the delivery of new homes.

6.13 Such continued emphasis from government is a material consideration that must be balanced against the policy context set out in the TMBCS.”

46. I have already referred to the officer's advice on the "fallback position" in paragraphs 6.14 to 6.19 of his report. In paragraphs 6.20 to 6.42 he considered the planning merits of the proposal and its advantages by comparison with the fallback development, drawing the committee's attention to relevant policies both in the core strategy and in the NPPF. He advised that the design and density of the proposed development were acceptable and beneficial (paragraphs 6.20 to 6.23). In paragraph 6.24 he said:

"6.24 With these considerations in mind, particularly the emphasis contained within the NPPF concerning sustainable development generally, the impetus behind the provision of new homes, the benefits of removing existing structures and the permitted development "fallback" position, it is my view that, on balance, other material considerations can weigh in favour of the grant of planning permission."

47. He concluded that the effects of the development on the settings of listed buildings and the setting of East Malling Conservation Area would not be harmful (paragraphs 6.25 to 6.30). He also found the proposed arrangements for access to the site and for car parking acceptable (paragraphs 6.31 to 6.36). He advised that "... the existing barn could be partially converted and the existing access retained for use by those units which arguably could have a greater impact on amenity in terms of activity, noise and disturbance than the proposed development simply by virtue of the greater degree of proximity to the existing residential properties" (paragraph 6.33). He told the committee that in his view it "would be counterproductive to seek affordable housing contributions as this would merely limit the ability of the Trust to recycle funds to provide wider support for the Trust" (paragraph 6.37). And the loss of Grade 2 agricultural land was "not ... a justifiable reason to refuse planning permission ..." (paragraph 6.39).

48. The final paragraph of the officer's report is paragraph 6.42, where he said this:

"6.42 In conclusion, it is important to understand that the starting point for the determination of this planning application rests with the adopted Development Plan. Against that starting point there are other material planning considerations that must be given appropriate regard, not least the requirements set out within the NPPF which is an important material consideration and the planning and design of the proposal for the site in the context of the permitted development fallback position. The weight to attribute to each of those other material planning considerations, on an individual and cumulative basis, and the overall balance is ultimately a matter of judgement for the Planning Committee. My view is that the balance can lie in favour of granting planning permission."

49. In recording the argument on this issue in the court below, Garnham J. noted Ms Graham Paul's submission that "the presumption in favour of sustainable development set out in paragraph 14 of [the NPPF] was not operative" in this case – because the development plan was in place and up-to-date and the council was able to demonstrate a five-year supply of deliverable housing sites (paragraph 43 of the judgment). Ms Graham Paul had conceded that "sustainability may be capable of being a material consideration in considering a conflict with a development plan". What the officer had done in paragraph 6.10 of his report, said the judge, had been "to invite the committee to note the effect of paragraphs 49, 50 and 55 [of the NPPF]". It was not suggested that those paragraphs of the

NPPF had been misrepresented. Nor was it suggested that the officer had failed to point out that the proposed development “fell outside the local plan”; he had done that in paragraph 6.6 of his report. In those circumstances, said the judge, “it cannot sensibly be argued that the officer misled the committee in any material respect” (paragraph 47). The judge also rejected the submission that paragraphs 49, 50 and 55 of the NPPF were irrelevant. He observed that the NPPF “provides for a presumption in favour of sustainable development which it says should be seen “as a golden thread” running through decision-taking”. He added that “[the] weight to be given to those considerations in any given case is a matter for the planning authority but it cannot, at least on facts such as the present, be said that the underlying principle is irrelevant” (paragraph 48). He rejected the submission that the officer had not justified the departure from the development plan. The officer’s report, he said, “accurately and fairly sets out the competing considerations and it was a matter for the judgment of the planning authority how those considerations were resolved” (paragraph 49).

50. In the submissions they made to us at the hearing, though not in their respective skeleton arguments, both Ms Graham Paul and Mr Lopez recast their arguments in the light of what this court has now said about the “presumption in favour of sustainable development” in *Barwood v East Staffordshire Borough Council*, including the basic point that the presumption is contained solely in paragraph 14 of the NPPF (see paragraph 35 of my judgment in that appeal). They were right to do so.
51. It was common ground before us, as it was in the court below, that the “presumption in favour of sustainable development” did not apply to the proposal. And the council’s officer did not advise the committee that it did. As Ms Graham Paul acknowledged, the only reference to the “presumption in favour of sustainable development” in the officer’s report is in the first sentence of paragraph 6.10. But, she submitted, in view of what the officer said in that paragraph of the report, and also in paragraph 6.42, we should conclude that the committee took the presumption into account as a material consideration, which it ought it not to have done. Ms Graham Paul did not submit that the proposal was given the benefit of the so called “tilted balance”. But she argued that the effect of the officer’s advice was that the “presumption in favour of sustainable development” was one of the “requirements set out within the NPPF ...”, which the officer treated as “an important material consideration” and a significant factor weighing in favour of the proposal in the planning balance.
52. I disagree. In my view the argument fails on a straightforward reading of the officer’s report, in the light of the judgments in this court in *Barwood v East Staffordshire Borough Council*. I do not accept that the officer counted the “presumption in favour of sustainable development” as a material consideration weighing in favour of planning permission being granted.
53. The reference to the “presumption in favour of sustainable development” in paragraph 6.10 of the officer’s report is a quotation of the first sentence of paragraph 49 of the NPPF, not of paragraph 14. The quotation is correct. In the same paragraph of the report the officer also referred to two other passages of policy in the NPPF, namely paragraphs 50 and 55. The policies are correctly summarized. The common factor in those three passages of NPPF policy is not the “presumption in favour of sustainable development”. It is the promotion, in national planning policy, of sustainable housing development. That this is

what the officer had in mind in this part of the report is very clear from what he went on to say in paragraphs 6.11, 6.12 and 6.13, and then in paragraph 6.24.

54. In those paragraphs the officer was not purporting to apply the “presumption in favour of sustainable development” to the proposal. Nor did he advise the committee that the presumption was engaged, or that it was, in itself, a material consideration weighing in favour of the proposal. He referred, in paragraph 6.11, to “[these] criteria” – meaning the matters to which he had referred in paragraph 6.10 – as demonstrating “a clear government momentum in favour of sustainable development to create new homes and drive economic development”; in paragraphs 6.12 and 6.13 respectively, to “such emphasis” and “[such] continued emphasis from government”; and in paragraph 6.24 to “the emphasis contained within the NPPF concerning sustainable development generally ...” (my underlining). The language in those paragraphs is very distinctly not the language one would have expected the officer to have used if he thought he was applying the “presumption in favour of sustainable development”. The intervening and subsequent assessment, culminating in his final conclusion on the planning merits of the proposal in paragraph 6.42, is concerned with its credentials and benefits – and advantages when compared with the fallback – as sustainable development.
55. Paragraph 6.42 of the officer’s report does not, in my view, betray a misunderstanding of NPPF policy for the “presumption in favour of sustainable development”. The advice given to the committee in that paragraph was not inaccurate or misleading. The officer did not undertake the planning balance in terms of the policy for “decision-taking” in paragraph 14 of the NPPF. There can be no suggestion that, contrary to his earlier conclusion and advice in paragraphs 6.6 and 6.7 of his report, he was treating this as a case in which the proposal accorded with the development plan, so that it was to be approved “without delay” under the first limb of the policy for “decision-taking” in paragraph 14. Nor can it be suggested that, contrary to the whole tenor of his assessment of the proposal in paragraphs 6.1 to 6.41, this was a case in which the development plan was “absent” or “silent” or any “relevant policies” of it were “out-of-date”, so that the second limb of the policy for “decision-taking” in paragraph 14 applied.
56. This case is clearly and materially different from *Barwood v East Staffordshire Borough Council* – a case that shows what can go wrong when a decision-maker is misled as to the meaning and effect of government policy for the “presumption in favour of sustainable development”. Here the officer did not commit an error of the kind made by the inspector – and conceded by the Secretary of State – in that case: the mistake of discerning a “presumption in favour of sustainable development” outside paragraph 14 of the NPPF and treating that wider presumption as a material consideration weighing in favour of the proposal (see paragraphs 43 to 48 of my judgment in *Barwood v East Staffordshire Borough Council*). The officer did not say, as the inspector did in *Barwood v East Staffordshire Borough Council*, that “where a proposal is contrary to the development plan [the “presumption in favour of sustainable development”] is a material consideration that should be taken into account” (paragraph 12 of the decision letter in that case). Unlike the inspector in that case (in paragraphs 37 to 41 of his decision letter), he did not bring the “presumption in favour of sustainable development” into the balancing exercise as a material consideration (see paragraphs 26 and 29 of my judgment). And, in my opinion, it cannot realistically be suggested that the members would have thought they were being invited to apply that presumption in government policy, or to give it weight as a material consideration, in their assessment of the proposal.

57. The “presumption in favour of sustainable development” did not, in fact, feature as a material consideration to which the officer gave any positive weight when undertaking the planning balance. The exercise he conducted in paragraph 6.42 of his report was an entirely conventional and lawful balance of other material considerations against the identified conflict with the development plan, as section 38(6) of the Planning and Compulsory Purchase Act 2004 requires. It was, in fact, a classic example of that provision in practice. This is not to say that in his assessment of the proposal he had to refrain from considering the extent to which it complied with relevant NPPF policies – in particular, in the specific respects to which he referred, the sustainability of the proposed development in the light of NPPF policy, as well as its compliance with relevant policies of the development plan. That was a perfectly legitimate, and necessary, part of the planning assessment in this case. Had the officer left it out, he would have been in error, because he would then have been failing to have regard to material considerations. But he did not make that mistake. He assessed the proposal comprehensively on its planning merits, exercising his planning judgment on the relevant planning issues. He took into account the sustainability of the proposed development in the light of NPPF policy, but without giving it the added impetus of the “presumption in favour of sustainable development”. I cannot fault the advice he gave.
58. Finally on this issue, I do not accept the suggestion made by Ms Graham Paul in reply that the council’s response to Mr Mansell’s solicitors’ pre-application protocol letter, in its solicitors’ letter dated 22 February 2016, can be read as conceding the error for which Ms Graham Paul contended. In fact, it squarely denied that error. Having referred to the quotation of the first sentence of paragraph 49 of the NPPF in paragraph 6.10 of the officer’s report, it acknowledged that the proposal was a “departure from the development plan” and that the development plan was not “absent” or “silent” nor were relevant policies “out-of-date”. It then said that neither the officer nor the committee had treated the “presumption in favour of sustainable development” under paragraph 14 of the NPPF as “operative” in this case. It acknowledged, therefore, that neither of the limbs of the policy for “decision-taking” in paragraph 14 of the NPPF could have applied here. And it said that the officer’s report “does not begin to suggest otherwise”. I agree.
59. It follows that this ground of appeal must also fail.

Conclusion

60. For the reasons I have give, I would dismiss this appeal.

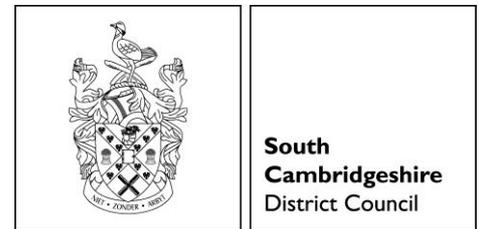
Lord Justice Hickinbottom

61. I agree with both judgments. Without diminishing my concurrence with anything my Lords have said, I would wish expressly to endorse the observations of Lindblom L.J. in paragraphs 39-40 to the effect that, in future, reference to pre-*Barwood v East Staffordshire Borough Council* authorities on the meaning and operation of the presumption in paragraph 14 of the NPPF should be avoided; and in paragraph 41, supported by the further comments of the Chancellor, on the respective roles of planning decision-makers and the courts in planning cases.

The Chancellor of the High Court

62. I too agree with Lord Justice Lindblom's judgment, but would add a few words from a more general perspective. In the course of the argument, one could have been forgiven for thinking that the contention that the presumption in favour of sustainable development in the NPPF had been misapplied in the planning officer's report turned on a minute legalistic dissection of that report. It cannot be over-emphasised that such an approach is wrong and inappropriate. As has so often been said, planning decisions are to be made by the members of the Planning Committee advised by planning officers. In making their decisions, they must exercise their own planning judgment and the courts must give them space to undertake that process.
63. Appeals should not, in future, be mounted on the basis of a legalistic analysis of the different formulations adopted in a planning officer's report. An appeal will only succeed, as Lindblom L.J. has said, if there is some distinct and material defect in the report. Such reports are not, and should not be, written for lawyers, but for councillors who are well-versed in local affairs and local factors. Planning committees approach such reports utilising that local knowledge and much common-sense. They should be allowed to make their judgments freely and fairly without undue interference by courts or judges who have picked apart the planning officer's advice on which they relied.
64. It is also appropriate to reiterate what Lindblom L.J. said at paragraph 35 of the *East Staffordshire* case to the effect that planning decision-makers have to exercise planning judgment as much when the presumption in favour of sustainable development is applicable as they do when it is not. The presumption may be rebutted when it is applicable, and planning permission may be granted where it is not. In each case, the decision-makers must use their judgment to decide where the planning balance lies based on material considerations. It is not for the court to second guess that planning judgment once it is exercised, unless as I have said it is based on a distinct and material defect in the report.
65. I agree that this appeal should be dismissed.

Agenda Item 10



South
Cambridgeshire
District Council

9 September 2020

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

20/02195/FUL – South Cambridgeshire Hall, Cambourne Business Park, Cambourne

Proposal: Provision of carbon reduction emission measures including a borehole array across the existing car park, ground source heat pump system within the existing building and provision of photovoltaic solar car ports.

Applicant: South Cambridgeshire District Council

Key material considerations: Principle of development
Visual amenity
Climate change mitigation
Parking Provision
Impact on Biodiversity

Date of Member site visit: None

Is it a Departure Application?: No

Decision due by: 11 May 2020

Application brought to Committee because: The applicant is South Cambridgeshire District Council

Presenting officer: Luke Simpson, Consultant Planning Officer

Executive Summary

1. The proposal is for the provision of carbon reduction emission measures for South Cambs Hall.
2. The proposed works have been re-considered since the originally refused scheme submitted under planning reference S/0325/15/FL and the reason for refusal overcome by retention of the existing landscaping and more carefully considered location of the solar canopy as part of this scheme.

3. It is considered that the proposed development would improve the Council's move towards being zero carbon by 2050 and is in accordance with policies listed below of the South Cambridgeshire Local Plan 2018.
4. The proposed development complies with all relevant development plan policies and there are no material considerations which indicate that a decision should be made other than in accordance with those policies. Planning officers therefore recommend approval subject to conditions.

Relevant planning history

5. S/0549/18/FL - Construct a storage area between the cycle shed and waste store – Approved
6. S/0548/18/FL - Enclose two external fire escape stairways on the north elevation – Approved
7. S/0320/15/FL - The provision of new solar photovoltaic (PV) canopy system, amendments to car park layout to accommodate the system and 10 additional parking spaces. Upgrade to existing cycle storage facilities and provision of roof mounted solar photovoltaic (PV) systems to existing cycle and refuse ancillary buildings – Refused.
8. S/0951/08/F - Reconstruction of existing and construction of additional staff parking and associated landscaping works – South Cambridgeshire. Hall - Approved.
9. S/6147/02/RM - Council Offices, associated works and civic square – Approved
10. S/6136/01/O - Erection of three-storey building for offices (B1 Use) or Council Offices for South Cambridgeshire District Council (Sui Generis Use)

Planning policies

National Guidance

11. National Planning Policy Framework 2019
National Planning Practice Guidance 2018
National Design Guide 2019

South Cambridgeshire Local Plan 2018

12. S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/7 – Development Frameworks
HQ/1 – Design Principles
NH/2 Protecting and Enhancing Landscape Character

NH/4 Biodiversity
NH/5 Sites of Biodiversity or Geological Importance
CC/1: Mitigation and Adaptation to Climate Change
CC/2 Renewable and Low Carbon Energy Generation
CC/6: Construction Methods
SC/9 Lighting Proposals
SC/10 Noise Pollution
SC/11 Contaminated Land
TI/2 Planning for Sustainable Travel

South Cambridgeshire Supplementary Planning Documents (SPD):

13. Sustainable Design and Construction SPD – Adopted January 2020
District Design Guide SPD - Adopted March 2010

Consultation

14. **Cambourne Parish Council** – no comments received.
15. **Local Highway Authority** – No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.
16. **Environmental Health Officer** – No objections
17. **Environmental Health (Noise)** – No objections following receipt of a noise assessment. Confirmed that the impacts from the operation of the GSHP will not be significant within the building based on their contribution to existing background levels. Potentially detectable noise in the reception area of the building at an insignificant level.
18. **Environmental Health (Contaminated Land)** - This site does not have a significant historical use prior to the existing offices and the proposals are fairly insensitive to contamination. As such, it does not warrant attaching a condition to the application with regards contamination.
19. **Drainage Officer** – No objections given no foul drainage proposed and no increase in surface water drainage. No condition proposed.
20. **Ecology** – The applicant has submitted an Extended Phase 1 Survey which includes a detailed mitigation strategy for great crested newts, and it has been further confirmed via email that no lighting will be installed within the temporary car park and that no bird breeding habitat will be removed to provide access thus removing remaining concerns. Recommend conditions requiring a Construction Ecological Management Plan (CEcMP) prior to development commencing and a scheme of biodiversity enhancement that includes restoration of the temporary carpark once no longer required.

21. **Landscape Officer** – Initial response – supports the proposal, including the temporary works, as it would have negligible effects upon the landscape character. Further details of car port mounting details, car park surface treatment, carport led lighting, and landscaping/boundary treatments to temporary car park required. Following receipt of these details (other than carport lighting which the applicants have advised would be provided prior to installation), no objections to the proposal.
22. **Sustainability Officer** – The proposals for a ground source heat pump array to meet heating and hot water requirements and for a photovoltaic car park canopy alongside a package of wider energy efficiency measures are supported from a sustainable design and construction perspective. This project will reduce the building's annual carbon footprint from over 350,000 kgs of CO2 per year to approximately 182,000 kgs, in keeping with the Council's commitment to support the transition to net zero carbon.
23. **Tree Officer** – Expresses concern regarding the Borehole Array installation – trenching for the pipework connecting the boreholes would be likely to sever the roots of adjacent trees. Further detail required.

Representations from members of the public

24. One letter of support received commending the Council's commitment towards addressing climate emergency.

The site and its surroundings

25. The site edged red includes the existing car park, ancillary buildings and cycle shelters to the west of South Cambridgeshire Hall, which is a three-storey office building on the westernmost plot of Cambourne Business Park. It also includes an area to the east of the building, which is currently open and undeveloped land, for the siting of a temporary car park which forms part of this application. To the west of the existing car park the boundary is well screened by semi-mature landscaping that was planted some twenty years ago. The other side of the landscaping there is the access road that leads to the secondary school and then open agricultural land. To the north and south the landscaping is less dense and less mature as it was planted at approximately the time South Cambs. Hall was built.
26. The site is not within a conservation area, nor within the designated Green Belt and located in Flood Zone 1.

The proposal

27. The site is located within Cambourne's Established Employment Area (E15 2a) and in addition to the perimeter landscaping there is a strip of semi-mature landscaping between rows of parking spaces within the car park, and a further area of landscaping between the ancillary buildings and the cycle shelters. The two cycle shelters are located to the north and south of the ancillary buildings,

which have a covered walkway separating the reserved parking spaces nearest to the office from the main car park.

28. To supplement the PV roof arrays on the existing building, a photovoltaic car park canopy is proposed across two rows of existing parking provision. The proposal seeks consent for the erection of a series of canopies that would extend over most of the central parking spaces in order to accommodate photovoltaic (PV) panels. The solar car ports would have mono-pitched roofs with a maximum roof height of approximately 4 metres and a minimum of around 2.5 metres. The proposal aims to retain the number of parking spaces, bar one, which would be used for the siting of the charging boxes. It would also result in temporary parking provision required elsewhere whilst the works are completed, and this area is included in the application site on land to the south east of the building (140 spaces).
29. The form and structure of the canopy is to be monopitched to achieve the most efficient angle for solar gain. Car park surface materials are proposed to remain the same as the existing.
30. The construction of the solar car ports would result in a large number of spaces being out of use during this period. To compensate for this, a temporary car park is proposed on the building site adjacent to South Cambs Hall. This would accommodate up to 140 spaces and be accessed via the existing access road to the overflow parking. This area would be restored to its previous use once works are complete.
31. A ground source heat pump is proposed to replace most of the use of gas within the building, the existing rooftop gas boilers will be retained for back up purposes only. The heat pumps will be located internally on the ground floor of the existing building within the old server room, which is now redundant. This will allow the plant room to be visible internally to show a low carbon system in action.
32. The heat pumps will be supplied by a Borehole array within the existing park allowing space around the boundary and landscaping around the car park. The Borehole design is supported by BA Hydro Solutions Thermological assessment and closed loop Borehole design interim design report. The Borehole Array will be entirely below ground, the only visible evidence of them will be a series of access covers at the head of each borehole within the car park.
33. The application follows a pre-application advice where officers were generally supportive subject to further consultation and no additional issues being raised. The temporary car park was not included as part of the pre-application submission, but Officers encouraged this to be provided as part of any application in order to minimise disruption to staff and visitors during the construction period.

Planning assessment

34. The key issues to consider in the determination of this planning application are the principle of development, impacts of the proposal on the visual amenity of the area and climate change mitigation.

Principle of Development

35. The site is located outside of any development framework and in the countryside.

36. Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

37. Policy CC/2 of the Local Plan supports proposals to generate energy from renewable and low carbon sources, providing: a. The development, and any associated infrastructure, either individually or cumulatively with other developments, does not have unacceptable adverse impacts on heritage assets (including their settings), natural assets, high quality agricultural land, the landscape, or the amenity of nearby residents (visual impact, noise, shadow flicker, odour, fumes, traffic); b. The development can be connected efficiently to existing national energy infrastructure, or by direct connection to an associated development or community project, or the energy generated would be used for on-site needs only; c. Provision is made for decommissioning once the operation has ceased, including the removal of the facilities and the restoration of the site; and d. Developers have engaged effectively with the local community and local authority.

38. Paragraph 154 of the NPPF states that when determining planning applications for renewable and low carbon development, local planning authorities should: (a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and (b) approve the application if its impacts are (or can be made) acceptable.

39. The Climate Change Act 2008 establishes a legally binding target to reduce the UK's greenhouse gas emissions by at least 80% in 2050 from 1990 levels. This included a target that the annual equivalent of the carbon budget for the period including 2020 is at least 34% lower than 1990.

40. The installation of the proposed measures on the site would provide renewable energy to the Council offices. It would reduce the use of fossil fuels and subsequently carbon dioxide emissions to contribute towards slowing down climate change.

41. The development is not considered to have unacceptable adverse impacts on heritage assets (including their settings), natural assets, high quality agricultural land, the landscape, or the amenity of nearby residents (visual impact, noise,

shadow flicker, odour, fumes, traffic). These matters are discussed in detail below.

42. A condition is recommended requiring the temporary car park land to be returned to its former condition once works are complete.

Visual amenity

43. Whilst the building and the surrounding area are in the countryside the car park is barely visible from the surrounding countryside, particularly now that the landscaping surrounding the site is so well established. The proposed car ports would cover an area covering approximately 70m in length and the width of just over two car lengths, end to end. The solar canopy will sit on T framed mountings (robust enough to take any parking mishaps) and positioned to avoid compromising parking provision. The canopy would be approximately 4m high and slightly tilted to benefit from the required solar gain.
44. As referred to in paragraph 7 of this report, a previous application for solar panels within the car park was refused in 2015. This was due to the fact that the loss of semi-mature landscaping, particularly on the northern and southern boundaries of the site, required to accommodate the canopies, was considered to have an unacceptable visual impact upon the setting of this part of the Business Park. In addition, the earlier refused scheme proposed canopies over all the parking spaces with a variation of roof types depending on location and orientation for the best solar gain. This more modest scheme proposes the car ports solely within the central part of the car park, well away from any boundary planting. It therefore has a lower visual impact and takes into consideration the existing and now well-established landscaping that surrounds the car park.
45. The Landscape Officer has raised no objections to the application, advising that the proposals would not have a significant impact on the landscape setting of the site. The Tree Officer has raised some concerns regarding the impact that trenching/pipework associated with the borehole array would have upon the roots of trees within the car park area. An amended Design and Access Statement and site plan has been submitted showing the provision of tree protection fences a minimum of 2.5m from any planting areas and designed to accord with the relevant British Standard. No further response has been received from the Tree Officer so Officers have recommended a condition requiring the tree/hedges to be protected in accordance with the details provided.
46. The proposal is not considered to result in a visually prominent and intrusive development that would be out of keeping with the surrounding area and adversely affect the landscape character and visual appearance of the countryside. The proposal would therefore comply with Policies NH/2 and HQ/1 of the South Cambridgeshire Local Plan 2018.

Climate change mitigation

47. Policy HQ/1 of the Local Plan requires proposals to mitigate and adapt to the impacts of climate change on development, as appropriate to the scale of the development. This is re-affirmed by Policy CC/1 of the Local Plan which states that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development.
48. 'Being Green to Our Core' has been identified as a key priority within the council's 2020-25 Business Plan. As part of this priority South Cambridgeshire District Council has declared a Climate Emergency and is committed to reaching zero carbon by 2050.
49. South Cambridgeshire Hall is the main base from which the Council operates. It is the landmark from which SCDC want to show how the Council is responding to zero carbon agenda. As such, the greening of South Cambridgeshire Hall forms a central part of the 'Green to our Core' programme.
50. The application proposes the installation of a range of measures to reduce the emissions from the South Cambridgeshire Hall office building, achieving savings on energy bills and revenue from generation of heat and electricity.
51. The proposal would be contributing to the mitigation of climate change in accordance with policies HQ/1 and CC/1 of the South Cambridgeshire Local Plan 2018.

Parking Provision

52. The proposal does not result in a significant loss of parking spaces as a result of the application. In total 1 space is lost in the existing car park to the siting of the PV charging point which is connected to and feeds back into the building.
53. Temporary parking provision has been proposed in order to mitigate for the temporary loss of part of the main car park whilst construction works are ongoing. Whilst originally based on holiday peak season and an estimated 15% less staff likely to be present around this time of year, this has been changed somewhat by the current global situation. Whilst measures are in progress to re-introduce office working it is likely to adapt and change accordingly. 90 spaces will remain unaffected by the work; therefore 140 spaces are considered as an acceptable number for temporary parking provision whilst work takes place.
54. Options have been looked at within the existing business park with the proposed solution being the provision of 140 spaces on the building site adjacent South Cambridgeshire Hall. There is already an access off the site access road/overflow parking, and this will be utilised as access to the temporary parking area. No landscaping removal or additional planting is proposed as part of this proposal.
55. Provision will be made for temporary roadway matting to be laid from the access to all parking bays (grass parking mats) and Reptile fencing will be erected around the boundary of the temporary parking area to the entrance. A Construction Management Plan has been submitted as part of the application and

advises on the processes and working timetable of the proposed work regarding access, deliveries, hours of operation and materials. This accompanying document should be approved alongside any plans as part of an approval.

Impact on Biodiversity

56. The applicant has submitted an updated Extended Phase 1 survey (Hillier Ecology, May 2020) that demonstrates the report has included a detailed and thorough non-licensable mitigation strategy for great crested newts and ecologists have communicated via email as to why they do not believe a Natural England licence will be required, which has been welcomed. It is noted that no surveys have been included of any of the nearby ponds and no sections regarding GCN appear in either of the methodologies or results section of the report. Concerns raised by the Ecology officer with regard to lighting in the temporary car park and the removal of breeding bird habitat has been addressed, however two conditions have been included as part of the formal response specifically with regard to the area where the temporary parking has been located. These include the requirement of a Construction Ecological Management Plan (CEcMP) and a scheme of Ecological Enhancement.

57. In summary, there are limited ecological constraints on site and the development is not considered to adversely affect protected species subject to safeguarding conditions. A condition would also be attached to ensure that any vegetation removed is outside the bird breeding season. The proposal would therefore comply with Policy NH/4 of the Local Plan.

Planning balance and conclusion

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

Recommendation

59. Officers recommend that the Planning Committee APPROVES the application subject to the following recommended conditions:

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 approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- c) No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- i) Risk assessment of potentially damaging construction activities.
 - ii) Identification of "biodiversity protection zones".
 - iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - iv) The location and timings of sensitive works to avoid harm to biodiversity features.
 - v) The times during which construction when specialist ecologists need to be present on site to oversee works.
 - vi) Responsible persons and lines of communication.
 - vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

(Reason - To protect existing habitats and protected species on site and to enhance biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.)

- d) No development above slab level shall take place until a scheme of biodiversity enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the restoration of the area used as a temporary car park and the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. (Reason - To enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018)
- e) The temporary car park, hereby permitted, shall be discontinued and the land restored to its former condition or to a condition to be agreed in writing by the Local Planning Authority within 28 days of the completion of the works, hereby permitted, within the existing car park. (Reason - Approval of the proposal on a permanent basis would be contrary to Policies S/3 and CC/1 of the South Cambridgeshire Local Plan 2018 and the land should be reinstated to facilitate future beneficial use.)

- f) No external lighting shall be installed other than in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority.
(Reason - To avoid harm to ecological interests and minimise the effects of light pollution on the area in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018)
- g) No site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees and hedges to be retained on site in accordance with the details shown within the approved plans. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority. (Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies S/3 and NH/4 of the South Cambridgeshire Local Plan 2018).

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.

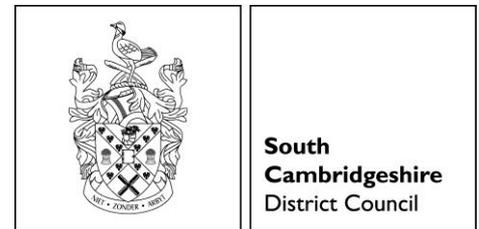
- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Plan Supplementary Planning Documents (SPD's)
- Being Green to Our Core' 2020-25 Business Plan.
- Application Reference 20/02195/FUL

Report Author:

Saffron Loasby - Senior Planning Officer
Telephone Number: 07704018437

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Agenda Item 11



9 September 2020

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development
Sumaya Nakamya

S/0009/20/FL – Recreation Ground Cambridge Road Waterbeach Cambridge Cambridgeshire CB25 9NJ

Proposal: Replacement Bowls pavilion following the demolition of existing pavilion.

Applicant: Waterbeach Parish Council

Key material considerations: Principle of development in the Green Belt
Visual amenity & Impact on the Conservation Area
Residential amenity
Landscape
Ecology
Highway Safety
Date of Member site visit: None

Is it a Departure Application: No

Decision due by 24th April 2020 (further Extension of time requested)

Application brought to Committee because: Waterbeach Parish Council is the applicant and third-party objections have been received.

Presenting officer: Sumaya Nakamya, Planning Officer

Executive Summary

1. This application seeks planning permission for the replacement of the Bowls pavilion following demolition of existing. The application site is located outside of the Waterbeach development framework and within the Green Belt.
2. The proposed replacement building would increase the footprint by approximately 188%; it would be a single storey building with a simple and modest scale and it would be of a coherent design which is sympathetic to the character and appearance in the area. Given its sympathetic design and its modest scale, form and height, it is considered that the proposed development would preserve the

openness of the Green Belt; and would not result in a visually intrusive development that would harm the rural and open character and appearance of the Green Belt or the countryside.

3. Therefore, the proposal is in accordance with Policies S/4, NH/8, NH/9, HQ/1 and NH/10 of the Local Plan 2018 and paragraph 145 of the NPPF.
4. The application is being recommend for approval by Planning Officers.

Relevant planning history

5. S/0227/19/FL - Revised layout and renewal of surfaces to existing car park and access road Approved

S/0093/12/FL - Change of use from sports pavilion to offices – Approved

PRE/0353/11 - Change of use to office.

S/0197/08/F - Groundsmans Shed – Approved

S/0199/08/F - Community Building – Approved

S/0743/02/F - Extension to Pavilion to Create a Multi-purpose Community Building Together with Access and Parking – Approved

S/1183/00/F – Pavilion – Approved

Planning policies

National Guidance

6. National Planning Policy Framework 2019 (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

South Cambridgeshire Local Plan 2018

7. S/4: Green Belt
S/7: Development Frameworks
HQ/1: Design Principles
CC/6: Construction Methods
CC/7: Water Quality
CC/8: Sustainable Drainage Systems
CC/9: Managing Flood Risk
NH/4: Biodiversity
NH/8: Mitigating the Impact of Development in and Adjoining the Green Belt

NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt
NH/10: Facilities for Recreation in the Green Belt
NH/14: Heritage Assets
TI/2: Planning for Sustainable Travel
TI/3: Parking Provision

South Cambridgeshire Supplementary Planning Documents (SPD)

8. Biodiversity SPD - Adopted July 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
District Design Guide SPD - Adopted March 2010
Greater Cambridge Sustainable Design and Construction (SPD)- Adopted 2020
Planning Document- Adopted January 2020

Consultation

9. **Parish Council:** Waterbeach Parish Council notes the application is being processed.
10. **South Cambridgeshire District Council Ecology Officer: (comments received 23 March 2020)** - The applicant has not submitted any ecological evaluation in support of the application. Given the materials (weatherboarding) the current building is clad in, and that both sightings and historic roosts have been recorded in the vicinity, the applicant should submit a Stage One Bat Roost Inspection prior to the determination of the application. This survey will determine if there is any possibility of bats roosting in the building to be demolished and recommend further surveys if necessary.

The initial survey can be done at any time of the year and if there is negligible possibility of roosting bats then no further actions will be necessary, and the application can move towards determination. However, if there is a low to high possibility of roosting bats then further surveys will be required which will also need to be completed prior to determination but cannot be undertaken until at least mid-May (survey season).

Updated comments (Received 26 May 2020) - No objection following submission of a Preliminary Bat Roost Assessment (Applied Ecology, May 2020). The report has found a single pipistrelle bat roosting in the structure. The species was identified through DNA sampling therefore no further surveys are necessary to obtain a CL21 licence once planning permission is granted.

In accordance with the NPPF and Policy NH/4, opportunities should be taken to achieve a net gain in biodiversity through the form and design of development. This should include the incorporation of bat and bird nesting boxes within the development, use of native planting mixes and wild grasses, the inclusion of

green and brown roofs, the inclusion of green walls, or the inclusion of features such as log piles, insect hotels and hedgehog connectivity.

Conditions requiring ecological measures to be carried out in accordance with the Bat Roost Assessment and requiring a scheme of biodiversity enhancement are recommended.

11. Cambridgeshire County Council Highways: (Received 13 February 2020).

The Highway Authority wishes to raise an objection to the above planning application in its current format as the application is not supported by sufficient transport information to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway.

Further consideration will be given to this proposal upon receipt of a Transport Statement.

Updated comments (Received 24 April 2020): No objection from Highways following the submission of a Transport Statement. However, a condition requiring a traffic management plan is to be submitted to ensure highway safety is achieved during construction.

Updated comments (Received 05 May 2020): No objection raised, as there is no significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

12. South Cambridgeshire District Council Environmental Health Officer: No objection subject to conditions regarding construction hours, burning of waste, and details of any piled foundations.

13. South Cambridgeshire District Council Landscape Officer: Supportive of the application. The proposed works would respect and retain the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located. Hard and soft landscape – Details have not been provided and should be secured by condition. To reduce minor adverse visual amenity effects, it is recommended that the applicant includes a group of small trees to the west of the site.

14. South Cambridgeshire District Council Conservation Officer: It is considered that there are no material Conservation issues with this proposal.

15. South Cambridgeshire District Council Drainage Officer: None received.

16. South Cambridgeshire District Council Contamination Officer: There are no immediately evident environmental constraints and the proposed use is not particularly sensitive to the presence of contamination. No condition in relation to contaminated land is required in this instance.

Representations from members of the public

17. Representations have been received with objections of the application for the following grounds:

Objection at 27 Cambridge Road:

- Positioning of the building in close proximity to private gardens
- Loss of open aspect from garden and house
- Visual impact due to the proposed size, height, and material usage of the building
- Over-shadowing and over-bearing in relation to existing narrow garden property (boxed –in effect)
- Loss of property value
- Loss of privacy
- Potential loss of existing right of way which is restricted by means of a locked gate.
- Detrimental effect to the enjoyment of property

Objection at 6 High Street:

- Suitable building already in place, investment should be to refurbish the old bowling pavilion building. Size and positioning of proposed building is detrimental to the aspect of bordering properties.

18. One representation has been received from the Chairman of the Bowls Club, who makes the following comments:

- The new proposed Pavilion is designed to offer a 12 month Community facility for playing indoor Short Mat Bowls played during Autumn and Winter and the normal outdoor bowls during late Spring and Summer and NOT for just the four months of the year that the Neighbours have commented on. The existing Pavilion does not offer adequate changing and toilet facilities to offer the whole Community mixed indoor and outdoor bowls opportunities through the full year. This will not impact excess additional traffic and will mainly involve Village participants.

The site and its surroundings

19. The site is located north of the Waterbeach Recreation Ground. It is east of Cambridge Road at the rear of residential properties Nos 23 to 31 Cambridge Road and the Beach Social Club. The site has a boundary fence separating it from the rest of the recreation ground with secure access. The existing building is single storey, with a floorspace of approximately 38.7 square metres, and is constructed from timber cladding and has a pitched roof design.

20. The closest access into the site is from Cambridge Road along a public footpath that runs along the north of the Recreation Ground south of the Bowling Green.

21. The site is located outside the development framework of Waterbeach and in the countryside and Green Belt.

22. Towards the eastern corner of the site is the Waterbeach Conservation Area boundary.

The proposal

23. The proposal is for a replacement bowls pavilion following the demolition of the existing pavilion. The proposed building would be single storey measuring a width of 6.78m, and a depth of 18m. It will have a height of 2.42m to the eaves with a maximum height of 3.68m at the ridge. It would be set back approximately 2 metres from western boundary of the recreation ground. The proposed building would be finished externally with a mixture of painted render walls, facing brickwork and timber boarding, slate roof and timber windows and doors. The internal layout would consist of changing facilities with toilets along the west side of the building, and storeroom and kitchen area along the north side of the building. There will also be a main hall with an indoor bowling mats measuring a length of 13.8m.

Planning assessment

24. The key considerations in this application are:
- Principle of development in the Green Belt
 - Visual amenity & Impact on the Conservation Area
 - Residential amenity
 - Landscape
 - Ecology
 - Highway Safety

Planning balance and conclusion

Principle of Development

25. The proposal site is located within the Green Belt, outside the Waterbeach development framework and in the countryside.

26. Policy S/4 of Local Plan states that new development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.

27. Policy NH/10 of the Local Plan states that new buildings to provide appropriate facilities for outdoor sport and outdoor recreation will be permitted in the Green Belt where they will not (either individually or cumulatively) harm the openness of the Green Belt and the purposes of including land within it. The proposed development would not alter the purposes of including land within it given that the land use will remain the same.

28. Policy NH/14 of the Local Plan states that development proposals will be supported when:

- a. They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details;
 - b. They create new high-quality environments with a strong sense of place by responding to local heritage character including in innovative ways.
28. Paragraph 143 of the National Planning Policy Framework 2019 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
29. Paragraph 144 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
30. Paragraph 145 of the National Planning Policy Framework 2019 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, however exceptions to this include the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. This is reaffirmed within policies S/7 and NH/10 of the Local Plan.
31. The proposal involves the demolition of the existing pavilion and replacing it with a new pavilion with a larger footprint than the existing. The submitted Design and Access Statement states that the proposal is to replace an existing dilapidated bowls club building, with new facilities comprising an indoor bowling carpet area measuring 13m long, changing rooms, a kitchen and a storage area. Officers consider the proposed building, which is required to provide improved facilities for the bowls club, accords with the exceptions referred to in Para 145 of the NPPF and is acceptable in principle. It is acknowledged that the proposed building would have a footprint increase of approximately 188% compared to the existing building. However, Officers consider that given the modest scale, form, and height of the proposed building, it would result in a minimal visual impact on the openness and rural character of the Green Belt. Therefore, the proposal would not represent inappropriate development in the Green Belt in policy terms.
32. Notwithstanding the above, the proposed development would be a replacement building in the same land use. The proposed development is consistent with the aims of paragraphs 144 and 145 of the NPPF.
33. For the reasons outlined above, the proposal is in accordance with Policies S/4 and NH/10 of the Local Plan 2018 and paragraphs 143, 144 and 145 of the NPPF.

Character and Appearance of the Area

34. Policy NH/8 of the Local Plan states that any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt. Criterion 2 states that where development is permitted, landscaping conditions together with a requirement that any planting is adequately maintained, will be attached to any planning permission to ensure that the impact on the Green Belt is mitigated.
35. The overall site area would be approximately 0.25 hectares. The site is relatively flat with the only change in levels occurring where the lawn is located. The existing building is single storey measuring a floor area of 39.6 square metres. The existing building is of a horizontal timber construction with a pitched roof. The main entrance and fenestrations are located on the south elevation.
36. There are several single storey buildings in close proximity to the site namely the Social Beach Club on the southeast of the site and the Old Pavilion to the south. Two storey terraces are beyond the west side of the site with more residential properties and community building to the north and, a skateboarding rink to the west of the site. The proposed development would be visible from the east, south and on approach from the public footpath of the southwest side of the site.
37. On the northeast corner of the site immediately adjacent to the lawn is the Waterbeach Conservation Area boundary. There are mature trees and a hedgerow along this boundary.
38. It is acknowledged by Officers that the proposed building would have a larger footprint than the existing and would be visible above the existing boundary fence from the east, south and southwest corner of the site. However, the proposed building would be modest in height with an eaves height of approximately 2.42m which is similar to the eaves height of the existing building. Additionally, the proposed ridge height of the proposed building would not be comparably higher than that of the existing building. Therefore, the proposed development is not considered to result in a visually intrusive development that would harm the rural and open character of the Green Belt and the Conservation area.
39. Given the location of the development near to the western boundary of the site, a landscaping condition is recommended in order to secure some additional screening to this side.
40. For the reasons outlined above, the proposed development would comply with accordance with policies NH/8, NH/9, NH/14, and HQ/1 of the Local Plan 2018.

Residential Amenity

41. The neighbouring properties that would be mostly affected by the proposed development would be Nos 23 to 31 Cambridge Road to the west. These properties have deep rear gardens, and, during the site visit, it was noted that several properties beyond the west side of the site have informal rear boundary treatments.
42. Neighbours have raised concerns that the positioning, height, size, and design of the proposed development would result in a detrimental impact on their amenity

due to the loss of open aspect that is enjoyed from these rear gardens and houses. They consider that the proposal would result in a harmful visual impact, overshadowing, overbearing and loss of privacy to these residential properties.

43. Officers acknowledge that the proposed development would be in view of Nos.23 to 31. However, considering that the existing building is single storey and visible from adjacent properties, it is considered that the proposed development although larger in footprint than the existing building would not be dissimilar in height to the building it is replacing. As a comparison, the proposed building would have an eaves height of approximately 2.42m and a maximum height of 3.68m while the existing building is approximately 2.54m to the eaves and 3.37m to the ridge. Additionally, taking into account that the proposed development will be orientated with its gable elevations facing towards the north and south side of the site, with its ridgeline aligned in a north-south direction and roof form sloping away from the residential properties. Also, given the depth of the rear gardens of the residential properties and existing outbuilding along the boundary of the rear garden would mitigate any undue impact experienced from these gardens. Therefore, it is considered that the proposal would not result in an oppressive building when viewed from the rear gardens of neighbouring properties or result in significant overshadowing of the private areas of these residential gardens.
44. Concerns were raised by neighbours that the proposal would overlook the residential properties. The site is currently used as an outdoor recreational facility where overlooking from the grounds already occur. The proposed internal layout shows that the windows on the western elevation facing towards the residential properties would be high-level windows serving toilets and changing facilities. Therefore, it is not considered that there is significant loss of privacy in this instance.
45. Given the modest height and design of the proposal, and the distance from neighbouring properties, it is considered that the proposed development would not create a significant loss of light or overbearing impact to the residential amenity of the adjacent neighbouring dwellings. Therefore, the proposal is considered to accord with Policy HQ/1 of the Local Plan, 2018.

Highway Safety and Parking Provision

46. The submitted design and access statement states that the proposed development would use the existing car parking that serves the Village Hall and the Sports Pavilion (north-east) which will have 50 spaces under planning permission S/0227/19/FL. The site is accessed off a public footpath to the south of the site which is off Cambridge Road.
47. The County Council Highways Authority Officers have been consulted on the application, and considered that the transport statement is acceptable following conditions to be applied to the application for a traffic management plan if the proposal is to be recommended for approval.
48. The submitted Policy TI/2 of the Local Plan, 2018 states that development must be located and designed to reduce the need to travel, particularly by car, and

promote sustainable travel appropriate to its location. Additionally, Policy TI/3 of the Local Plan, 2018 sets out the minimum parking provision for gross floor area of 1 space per 22m² (over 1,000m²) for a D2: Assembly and leisure (leisure). The total gross area of the proposed development would be less than 1,000m² therefore additional car parking spaces would not be required in this instance. Furthermore, given that the site is located within the centre of the village, and it is within a reasonable walking and cycling distance to local amenities and, the closest bus stop on Cambridge Road is approximately 149m (approx. less than 3mins walking distance) from the application site. Officers consider that the proposal is in a sustainable location.

49. Notwithstanding the above, the proposal is not considered to result in an increase in traffic generation that would be detrimental to highway safety given the existing use of the site. Therefore, it is considered that the proposal would be in accordance with Policies TI/2, TI/3 and HQ/1 of the Local Plan, 2018.

Landscaping and Trees

29. A Tree Survey and Arboricultural Implications Assessment (dated Feb 2018, April 18 and Sep 19) has been submitted as part of this application, this has been reviewed by the South Cambridgeshire Tree Officer who has agreed that the information that has been submitted is acceptable.

30. Information has also been provided in regards of the landscaping of the site, this has been commented on by the Landscape Officer. They have stated that the soft landscaping works are not acceptable, further planting is needed when accessing the site and there should be a mixture of native hedgerow. Further details are to be conditioned on the site including the sedum roof.

Other Matters

50. The site is located within flood zone 1 (low risk). Comments from the Council's Drainage Officer has not been received; however, a condition will be added to the approval requesting foul and surface water drainage scheme in accordance with Policies CC/8 and CC/9 of the Local Plan, 2018.

Procedural Matters

51. A request for foul and surface water drainage, traffic management plan, biodiversity enhancement, and soft landscaping conditions would need to be submitted prior to the commencement of the development. In accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Planning Agent was notified of the intent to impose these conditions on the 21 August 2020 and confirmed via email on 24 August 2020 that they are in agreement with the conditions..

Conclusion

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

Recommendation

53. Officers recommend that the Committee APPROVES the application, subject to the following recommended conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon).
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 737-7 Rev C, 737-8, 737-5-B, 737-4-C date amended 28 February 2020 and, Bat Survey Report date received 02 April 2020 and Design and Access Statement date received 28 February 2019.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
3. Prior to commencement of the development, detailed plans demonstrating that suitable surface water and foul water drainage provision can be achieved on site shall be submitted to and approved in writing by the Local Planning Authority., The plans submitted should include:
 - a) The existing drainage arrangements of the site including discharge location and rate where appropriate;
 - b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved; and
 - c) A site plan identifying indicative locations for sustainable drainage features.
 - d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable.
 - e) Details of foul discharge location or treatment plant and discharge location.
4. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The principle areas of concern should address:
 - (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
 - (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.

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

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

Development shall be carried out in accordance with the approved details. (Reason - In the interest of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.)

5. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).
6. Prior to the commencement of development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing. (Reason - To enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).
7. All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Bat Roost Assessment (Applied Ecology, May 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. (Reason - To enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.)
8. All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NE/6 of the South Cambridgeshire Local Plan 2018).
9. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays or before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless

otherwise previously agreed in writing with the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

10. There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department. (Reason: To ensure nuisance is not caused to local residents.)

Informatives

1. The effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
2. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
3. The applicant is advised that they should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
4. Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

Informative for Air Source Heat Pump

1. The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the

ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features.

In addition, equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactorily and any defects remedied to ensure that the noise levels do not increase over time.

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 Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)

Report Author:

Sumaya Nakamya - Planning Officer
Telephone Number – 0770 4018455

Agenda Item 12



9 September 2020

Report to: South Cambridgeshire District
Council Planning Committee

Joint Director of Planning and Economic Development

Lead Officer:

20/01085/HFUL – 2 Butt Lane, Great Wilbraham

Proposal: Second floor front extension to provide staircase headroom for additional accommodation and dormers to rear (Re-submission of S/1306/19/FL)

Applicant: Mr & Mrs A. Devereux

Key material considerations: Character / Visual Amenity
Heritage Impact
Residential Amenity
Highway Safety
Other matters

Date of Member site visit: None

Is it a Departure Application?: No

Decision due by: 11 September 2020 (extension of time agreed)

Application brought to Committee because: Referred to Planning Committee by Great Wilbraham Parish Council and the officer recommendation of approval conflicts with the recommendation of Great Wilbraham Parish Council.

Presenting officer: Michael Sexton, Principal Planner

Executive Summary

1. The application seeks planning permission for a second floor front extension to provide staircase headroom for additional accommodation and dormers to the rear.
2. The application site is located within of the development framework boundary of Great Wilbraham. The site also lies within Great Wilbraham Conservation Area. To the west of the site is no.13 High Street, a Grade II Listed Building, the

nearest listed building to the site. Other listed buildings are present further to the north and west of the application site within the main village. To the rear of the site, beyond the Conservation Area boundary, is the Cambridge Green Belt. The site lies within Flood Zone 1 (low risk).

3. Officers are satisfied that the proposed development is acceptable in design and neighbour amenity terms and would not result in significant harm to the character and appearance of the area or the amenities of neighbouring properties. Officers are also satisfied that the proposed development would not result in harm to the designated heritage assets and would therefore preserve their settings and character.
4. The application has been subject to formal consultation with the Council's Conservation Consultant, who raises no objection to the proposed development, subject to conditions to secure appropriate detailing and finishes.
5. Officers consider that, subject to conditions, the proposed development accords with national and local planning policy.

Relevant planning history

6. 20/02527/HFUL – Single storey rear extension replacing an existing conservatory, a single storey detached outbuilding and a new front entrance porch replacing an existing canopy – pending.
7. S/1306/19/FL – Second floor front extension to provide staircase headroom for additional accommodation and dormers to rear – Withdrawn.
8. S/0703/90/F – Four houses and garages – Granted Permission.
9. S/1462/89/F – 3 houses 2 flats and garages – Granted Permission.
10. S/1467/89/CAC – Total demolition – Granted Permission.

Planning policies

National Guidance

11. National Planning Policy Framework 2019
National Planning Practice Guidance 2018
National Design Guide 2019

South Cambridgeshire Local Plan 2018

12. S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/4 – Cambridge Green Belt
S/7 – Development Frameworks

S/10 – Group Villages
CC/6 – Construction Methods
HQ/1 – Design Principles
NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt
NH/14 – Heritage Assets
TI/3 – Parking Provision

South Cambridgeshire Supplementary Planning Documents (SPD):

13. Sustainable Design and Construction SPD – Adopted January 2020
District Design Guide SPD - Adopted March 2010
Listed Buildings: Works to or affecting the setting of SPD – Adopted July 2009
Development Affecting Conservation Areas – Adopted January 2009

Consultation

14. **Great Wilbraham Parish Council** – Objection.

Except for a newly co-opted Parish Councillor, members of Great Wilbraham Parish Council agreed unanimously to object to this application with the following comments:

- The proposed major changes to this house are incongruous in this setting, due to the design, scale, massing, and character within a Conservation Area, and effect on near neighbours. There are also environmental concerns.
- When the courtyard setting was designed and built, careful attention was given to the way it was integrated into the local environment, particularly being close to an important listed building in the Conservation Area, and other older properties. The proposed changes radically alter the character of this already large house within the setting of the four houses in the courtyard.
- The changes to the roof with extensions and addition of many extra windows, makes the overlooking of near neighbour's houses and gardens unacceptable, and will radically affect the enjoyment of their properties. The design and appearance will be dominant and incongruous within the setting.
- PC Members and near neighbours are concerned that it will be a difficult build, given the complexity of the proposed changes, with very little room to effectively manage the work. Parking is limited within the courtyard and outside the house. Butt Lane becomes a green lane and footpath just outside 2, Butt Lane, and there is limited room for contractors' vehicles without causing much disturbance and disruption. Importantly, there needs to be free access for farm and agricultural vehicles, which regularly use Butt Lane.
- Any works would require a robust enforceable traffic management plan to show how the work can be achieved without affecting near neighbours and users of Butt Lane.

- Having consulted with near neighbours, many have serious concerns about the proposed plans.

Following a request from the case officer for clarification on whether the Parish Council wished to refer the application to Planning Committee the Clerk confirmed that the Parish Council would like to refer the application by email on 25 March 2020. A further email from the Clerk on 26 March 2020 to the case officer stated:

I have just been advised we should give additional reasons for referring this application to the full planning committee along with the comments already submitted.

Members would like to emphasise the main reasons for referring are: -

- Because it's a resubmission of previous one that was withdrawn because they were advised it would not be likely to be approved. The change from that one is very small and doesn't alter previous concerns.
- Nature of courtyard setting makes it a special case.
- Importance of conservation area in our village.

15. **Conservation Consultant** – No objection, subject to conditions.

No 2 is a relatively modern dwelling within a courtyard setting on the edge of the village and the Great Wilbraham Conservation Area which does not have the benefit of a Conservation Area Appraisal. There are limited views of its principal elevation between frontage buildings on the High Street. The closest listed buildings are at No 13 High Street, Chestnut View Temple End House and the Dovecote to No 27 (Temple End Farm) all of which are listed Grade II and have no inter-visibility with the site due to intervening properties.

The original proposals were withdrawn and following negotiation have been modified to result in the initial single flat roofed rear dormer proposal being replaced by two pitched roof dormers with a fenestration pattern to match the windows to the lower floor and the catslide roof, required to provide headroom over the stairs, increased in pitch to a more traditional form as this latter feature will be glimpsed through gaps in the High Street frontage.

The impact on the conservation area and the settings of the Listed Buildings is considered minimal.

Taking the above into account, I consider that the proposal will preserve or enhance the character or appearance of the conservation area subject to the conditions indicated below.

Will not be detrimental to the setting of the Listed buildings

Will comply with Local Plan policy NH/14.

With reference to the NPPF and the effect on the significance of the heritage

asset, paragraphs 189 and 196 would apply.

Conditions: In addition to samples of materials to be used to be submitted and approved by the LPA, constructional details/sections to a scale of 1:10 of the windows should be submitted & approved by the LPA in order to ensure they are of appropriate material and design.

Representations from members of the public

16. 2 representations have been received from neighbouring properties raising objection to the proposed development. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:
- All 4 surrounding properties have rights of access and parking rights within the courtyard.
 - Contractor parking – not enough space in the courtyard or Butt Lane, impact on movement of neighbours.
 - Contravenes restrictive covenants attached to the properties.
 - Highway safety impact.
 - Impact on existing courtyard development (with a lot of planning restrictions already imposed); a single property would dominate the courtyard and would not be in keeping.
 - Loss of privacy.
 - No consideration from the applicants to the disruption to neighbours caused by a project of this size in a small courtyard.
 - Overbearing impact.
 - The existing transport infrastructure would not support a development of this size and magnitude.

The site and its surroundings

17. The application site is located within of the development framework boundary of Great Wilbraham on the southern edge of the village. The site also lies within Great Wilbraham Conservation Area. To the west of the site is no.13 High Street, a Grade II Listed Building, the nearest listed building to the site. Other listed buildings are present further to the north and west of the application site within the main village. To the rear of the site, beyond the Conservation Area boundary, is the Cambridge Green Belt (approximately 15 metres to the rear of the application property). The site lies within Flood Zone 1 (low risk).

The proposal

18. This application seeks planning permission for a second floor front extension to provide staircase headroom for additional accommodation and dormers to the rear. The application is a re-submission following the withdrawal of planning application S/1306/19/FL.

Planning Assessment

Key Issues

19. The key issues to consider in the determination of this application are the impact on character / visual amenity and Adjacent Green Belt, heritage impact, residential amenity, highway safety and other matters.

Character / Visual Amenity and Adjacent Green Belt

20. The existing property is a two storey link-detached building finished in multi-blend facing brickwork with a plain tiled roof and an adjoining garage and utility room to the front which are finished in dark timber boarding with a red pantile roof. The property is linked to no.5 High Street by garages and a roofline with an undercroft which provides access to the forecourt to three houses from Butt Lane. The property has a shared access with no.4 Butt Lane and no.5 High Street.
21. The application seeks planning permission to provide further living accommodation within the roofspace of the existing property. This would be achieved through the development of a front catslide dormer window to provide staircase headroom for access, three rooflights and two rear pitch-roofed dormer windows to provide additional living space and headroom.
22. Policy HQ/1 of the Local Plan requires all new development to make a positive contribution to its local and wider context. Development proposals should, appropriate to their scale and nature, preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape (criterion 1a) and be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.
23. The proposed development to the front of the property comprises a large catslide dormer window to serve the new staircase access to the roofspace and the installation of three rooflights. The proposed dormer window, as amended, has been designed to the minimum pitch required to achieve the necessary headroom for access (i.e. building regulations), seeking to restrict its scale, bulk and visual impact on the character of the existing property and wider area, responding to the context of the site. The materials to be used in the construction of the catslide dormer window are to match those of the existing building, a detail which is considered appropriate to the context of the site and a detail which can be secured by condition.
24. Officers acknowledge that the proposed catslide dormer would introduce a new feature within the front elevation of the existing property and its roofslope. However, it is considered to be acceptable in terms of its design, proportion and materials and not to result in significant harm to the character and appearance of the existing property or to introduce a design feature which would dominate the courtyard arrangement of the site. The three rooflights proposed are

relatively modest in their proportions and are considered to be acceptable additions to the front roofslope of the property.

25. In terms of the developments impact on the wider area, given the courtyard arrangement of the site and the existing development which fronts the High Street to the north of the host dwelling, the proposed front dormer window and rooflights would have an extremely limited and negligible presence within the wider street scene and would only be perceived and experienced within the immediate vicinity of the forecourt. Views of the development from Butt Lane would also be largely obscured by the adjoining garage and a roofline with an undercroft link element to no.5 High Street and their associated roofslope, with only the easternmost rooflight being directly evident from street scene views.
26. Officers also note that the adjacent neighbouring property, no.4 Butt Lane, has similar features within its front elevation and roofslope through a pitched roof dormer with doors onto a small balcony area, a feature which cuts through the front eaves line of the property and projects from the plane of the roofslope. The main building of no.4 also contains two rooflights, with a further two rooflights present on the forward projecting single storey element and garage of no.4.
27. Overall, officers consider the development of a front catslide dormer window and rooflights to be acceptable in design terms.
28. The proposed development to the rear of the property comprises two separate pitched roof dormer windows. The proposed dormer windows are considered to be proportionate and acceptable additions to the existing property, which would again be finished in materials to match and an appropriate design response to the context of the site. As amended, the design of the rear dormer windows mirrors the glazing bar arrangements of the existing windows to the rear of the property, which is again considered to be an appropriate design response.
29. Being located to the rear of the property the proposed dormer windows would have a limited impact on views from the public realm, with only limited views being available from the bridleway and public footpath to the side and south-east of the site, noting the screening which is afforded by an established row of trees and hedgerows on the eastern boundary of the site.
30. Overall, officers consider the development of two rear pitched roof dormer windows to be acceptable in design terms.
31. Subject to conditions, the proposal is considered to accord with policy HQ/1 of the Local Plan.
32. To the rear of the site is the Cambridge Green Belt. Given that the proposed development is confined to the footprint of the existing building and would only result in extensions beyond the plane of the existing front and rear roofslopes, the proposed development is not considered conflict with the aims and objectives of the adjacent Green Belt. It would not, in this instance, be necessary to impose landscape conditions in order to ensure that the impact on

the Green Belt is mitigated.

33. The proposal is considered to accord with policy NH/8 of the Local Plan.

Heritage Impact

Policy Context

34. Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires decision-makers to, in considering whether to grant planning permission for development which affects a listed building or its setting, have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
35. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
36. Chapter 16 of the National Planning Policy Framework (NPPF) 2019 focuses on conserving and enhancing the historic environment.
37. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
38. Paragraph 194 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
39. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
40. Paragraph 200 of the NPPF states that Local Planning Authorities should look for opportunities for new development within Conservation Areas, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
41. At a local level, chapter 6 of the South Cambridgeshire Local Plan deals with protecting and enhancing the natural and historic environment.
42. Policy NH/14(1a) of the Local Plan states that development proposals will be supported when they sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and

countryside and its building traditions and details.

43. Policy HQ/1 of the Local Plan requires all new development to make a positive contribution to its local and wider context. Development proposals should, appropriate to their scale and nature, conserve or enhance important natural and historic assets and their setting (criterion 1d).

Assessment of the Proposal

44. The nearest listed building to the site is no.13 High Street, a Grade II listed building. The site is located approximately 20 metres east of the boundary of no.13 and 35 metres from the building of no.13 itself. Between this listed building and the application site are the built forms of no.4 Butt Lane and no.7 High Street. Further to this, the eastern portion of the grounds of no.13 is covered by a Tree Preservation Order. There is therefore limited to no inter-visibility between no.13 High Street and the application site. Therefore, the application site is not considered to form a direct part of the setting of no.13 as the two are not read in conjunction with one another.
45. The design and scale of the development proposed is such that the development is considered to result in no harm to the setting of no.13 High Street.
46. To the north of the site is no.5 Angle End, a Grade II listed building. The site is located approximately 50 metres from the southern boundary of no.5 and 60 metres from the building of no.5 itself. Between this listed building and the application site is no.5 High Street. There is limited to no inter-visibility between no.7 Angle End and the application site. Therefore, the application site is not considered to form a direct part of the setting of no.7 as the two are not read in conjunction with one another.
47. The design and scale of the development proposed is such that the development is considered to result in no harm to the setting of no.7 Angle End.
48. In terms of impact on the Conservation Area, as noted above, the overall design of the proposed development is considered acceptable and to be compatible with its location in terms of design, proportion and materials. The development has limited to no impact on the wider context of the site as the development is only evident within the immediate vicinity of the site. Officers note that there are other examples of dormer windows within Great Wilbraham Conservation Area of varying design and scales, therefore the proposal is not introducing a feature which is incongruous to the overall character and appearance of the Conservation Area. Overall, the proposal is not considered to result in harm to the character and appearance of the Conservation Area.
49. The application has been subject to formal consultation with the Council's Conservation Consultant who raises no objection to the proposed development, stating that the impact on the conservation area and the settings of the Listed Buildings is considered minimal and that the proposal will preserve or enhance

the character or appearance of the conservation area subject to conditions.

50. To ensure that the final detailing of the development is acceptable to the context of the site, officers consider it reasonable and necessary to impose conditions for materials and constructional details / sections of the windows to ensure the development accords with relevant national and local planning policy.
51. Paragraph 196 of the NPPF is not engaged in this instance as the proposed development is not considered to result in less than substantial harm. As noted above, the proposal is not considered to result in harm to the designated heritage assets in this instance.
52. Officers consider the setting of nearby listed buildings and character and appearance of the conservation area would be preserved in accordance with Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990, policies HQ/1 and NH/14 of the Local Plan and NPPF guidance.

Residential Amenity

53. The proposed dormer windows would not project forward of the front or rear elevations of the existing property, they would only project beyond the plane of the slope of the existing roofline. The front dormer window would face out onto the forecourt which separates the host dwelling and no.4 Butt Lane and no.5 High Street, while the rear dormer windows would face out over the private garden area of the application site. Given the design of the proposed development at the siting in relation to neighbouring properties, the proposed development is not considered to result in a significant loss of light or overbearing impact to neighbouring properties.
54. In respect to privacy and overlooking, paragraph 6.68 of the Council's District Design Guide details that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15 metres is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25 metres should be provided between rear or side building faces containing habitable rooms, which should be increased to 30 metres, for 3 storey residential properties.
55. The proposed front dormer window would be located approximately 17 metres from the boundary of no.5 High Street to the north beyond which is the private amenity space for this property. The boundary treatment here comprises a brick wall with trellis above with some established planting and climbers. There are no first floor windows on the southern elevation of no.5 which would face directly towards the host dwelling.
56. The proposed front dormer window would serve a staircase, a non-habitable room. Given the degree of separation and the fact that the window serves a staircase, the proposed front dormer window is not considered to result in a significant loss of privacy to no.5 High Street. Officers also note that although the dormer window would be in a slightly elevated position above first floor

windows, there are existing first floor windows facing towards no.5 which serve habitable rooms.

57. The proposed rear dormer windows would face towards the rear private garden area of the host property, providing direct views over the applicant's own garden area. Officers acknowledge that oblique views would be afforded towards the private garden area of no.4 Butt Lane, the adjacent neighbouring property. However, there are existing first floor rear windows serving habitable rooms which already provide oblique views towards the garden area no.4 Butt Lane from the host dwelling. Therefore, officers do not consider that the proposed dormer windows, while at a higher vantage point, would result in a significant loss of privacy to no.4, noting the oblique views which are already available.
58. The proposed development has been assessed in terms of loss of light, loss of privacy and overbearing impact and is not considered to result in significant harm to the amenities of neighbouring properties.
59. The proposal is considered to accord with policy HQ/1 of the Local Plan.

Highway Safety

60. The proposed development itself is not considered to result in significant harm to highway safety in that there are no alterations proposed to the access of the site. However, officers acknowledge the potential impact of the development during the construction phase, an area of concern which has been expressed locally given the constraints of the site for contractor parking and the storage of materials.
61. Officers therefore consider, in this instance, that it would be reasonable to impose a condition requiring details of contractor parking and storage of materials, to ensure that the development does not result in significant harm to highway safety and the amenities of neighbouring properties during the construction phase.
62. Subject to the recommended conditions the proposal is considered to accord with policies HQ/1 and TI/2 of the Local Plan and NPPF guidance.

Other Matters

Pre-Commencement Conditions

63. All pre-commencement conditions have been agreed in writing with the agent in advance of issuing a decision.

Third Party Comments

64. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered

below.

65. It has been noted that all surrounding properties have a right of access and parking rights within the courtyard. As noted above, a traffic management plan condition is considered appropriate given the constraints of the site to protect the amenities of neighbouring properties. Any rights of access would be a legal / civil matter which would be separate matter to the planning application and its determination.
66. Representations have raised restrictive covenants on the properties. Any 'covenants' which may be in place on the property / properties would be a legal / civil matter which would be separate matter to the planning application and its determination.
67. Reference has been made to the original courtyard development and that a lot of planning restrictions were imposed. The decision notice for planning application S/0703/90/F, which granted permission for the erection of four houses and garages, imposed conditions for details of materials, planting, windows and doors and protective fencing. These are conditions typical of the type of development and its constraints (i.e. conservation area).
68. One representation details that the existing transport infrastructure would not support a development of this size and magnitude. The application is a householder development for a relatively small development which would not result in an impact on transport infrastructure. Matters relating to contractor parking and storage of materials are dealt with by condition.

Planning balance and conclusion

69. For the reasons set out in this report, officers consider the planning application to be acceptable in accordance with relevant national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

70. Officers recommend that the Planning Committee approves the application subject to no further matters arising from the 21-day consultation on the amended redline boundary and provision of Certificate B (consultation expiry date: 09 September 2020) and planning conditions.

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: Drawing numbers 01 PL3 and 02 PL3.
(Reason –To facilitate any future application to the Local Planning Authority under section 73 of the Town and Country Planning Act 1990.)
- c) No development shall take place until precise details of the following have been submitted to and approved in writing by the Local Planning Authority:
- i. Details of the materials to be used in the construction of the external surfaces of the dormer windows.
 - ii. Constructional details and sections to a scale of 1:10 or 1:20 of the dormer windows and rooflights.

Works shall be carried out in accordance with the approved details.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018).

- d) No development shall take place until a traffic management plan has been agreed with the Local Planning Authority. The principle areas of concern that should be addressed are:
- i. Arrangements for contractor parking and storage of materials.
- Works shall be carried out in accordance with the approved details.
(Reason - In the interests of residential amenity and highway safety in accordance with Policies HQ/1, CC/6 and TI/2 of the South Cambridgeshire Local Plan 2018).

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.

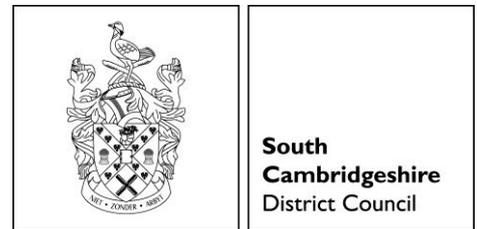
- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 20/01085/HFUL, 20/02527/HFUL, S/1306/19/FL, S/0703/90/F, S/1462/89/F, S/1467/89/CAC.

Report Author:

Michael Sexton – Principal Planner
Telephone: 07704 018467

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Agenda Item 13



REPORT TO: Planning Committee

9 September 2020

LEAD OFFICER: Joint Director of Planning and Economic Development

Enforcement Report

Executive Summary

1. There are currently 136 active cases (Target is maximum 150 open cases, Stretch target 100 open cases).
2. 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.
3. Statistical data is contained in Appendices 1 and 2 to this report.

Updates to significant cases

Updates are as follows:

Chaplin's Farm, Fulbourn

Land used as caravan site without planning permission or site licence.
Hearing at Cambridge Crown Court on 28 May 2020, Sentence and Proceeds of Crime Act.
The Judge was content to proceed in the absence of Mr Adrian Chaplin as he had signed the consent and agreed the papers.
Sentence was passed in line with the basis of his plea advanced in the Magistrates Court previously and he was given full credit.
Adrian Chaplin was sentenced to a conditional discharge (on each offence) for 6 months.
Confiscation order made in the sum of £200,000 (POCA Lifestyle Offence).
A £25,000 costs order was also made against Mr Chaplin.
All the above are to be paid by 28 August 2020.

19 Bandon Road, Girton

Not built in accordance with approved drawings relating to visibility splays Breach of Condition Notice issued 22 February 2018 with 28-day compliance period. Despite compliance discussions with the builder works still not carried out. Prosecution file has been raised, waiting issue of summons. Legal case officer now allocated waiting for further information as to timing. Magistrates Courts are currently only dealing with emergency cases. Advised that courts are starting to list cases with firm dates.

Burwash Manor Farm

Without planning permission, the erection of children's play equipment within land designated as Green Belt. A retrospective planning application, reference S/3494/18/FL had been refused. The size, scale and height of the development is contrary to paragraph 144 of the National Planning Policy Framework (NPPF) 2019. The enforcement notice issued requires the owners to cease the use of the play equipment specifically the adventure tower and remove the play equipment from the land. The compliance period is one (1) month from the date it takes effect on the 21 May 2019 – A Planning Appeal has been submitted to the Inspectorate on the 20th May 2019 – Appeal allowed; Enforcement Notice quashed. Replacement notice to be drafted and served. Enforcement Notice served on 9th July 2020.

Cottage Nursery, Cardinals Green, Horseheath

Without planning permission (Advert Consent) displaying advertising signs measuring 6ft x 4ft for Cardinal Barns Kitchen and Blooms @ the Barn. On the junction of Howards Lane and the A1307 and a further smaller sign at the entrance to the nursery advertising Caravan Site which is approximately 1 metre square. Although the owner of Cottage Nursery was informed of the breach and asked to remove them by the 14 March 2019. The owner of the site failed to remove the signs and when interviewed under caution stated that "Do what you want I am not going to remove them" As a result of a criminal offence being committed by displaying unauthorised signs a prosecution file has been raised. Awaiting issue of summons. Magistrates Courts are currently only dealing with emergency cases. Advised that courts are starting to list cases with firm dates.

14A, Colts Croft, Great and Little Chishill, Royston, SG8 8SF

Not constructed as approved plans in that section of the existing garage has not been demolished and rebuilt to a reduced size to allow for parking spaces and parking spaces have not been paved as specified. Breach of Condition Notice issued 05 November 2019. Owners have failed to comply with the requirements of the notice. 10 February 2020 prosecution file submitted to legal. 20 February 2020, Legal Officer allocated, awaiting issue of summons. Hearing set for 02 April 2020, postponed, Magistrates Courts are currently only dealing with emergency cases. Provisional court date 01 September 2020. Confirmation from Legal that case will not proceed on 01 September. Advised that courts are starting to list cases with firm dates.

Elmwood House 13A High Street, Croxton, PE19 6SX

Extension and garage granted permission by S/2126/18/FL, not constructed as approved plans and approved materials not used. Retrospective application S/0865/19/FL to retain as constructed refused. Enforcement Notice requiring garage and extension to be demolished served, 18 December 2019. Enforcement Notice appealed. Appeal process commenced. 29 April 2020.

Background Papers

Planning Enforcement Register.
Statistical Analysis of Uniform Planning Enforcement Software Program.

Appendices

Appendix 1: Enforcement Cases Received and Closed.

Appendix 2: Notices Served.

Report Author:

Alistair Funge – Acting Principal Enforcement Officer

Telephone: (01954) 713092

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Enforcement Cases Received and Closed

Month – 2020	Received	Closed
January 2020	45	47
February 2020	37	12
March 2020	41	25
April 2020	22	12
May 2020	33	19
June 2020	46	29
July 2020	35	10
August 2020	51	10
July 2019	68	56
August 2019	68	65
September 2019	41	33
October 2019	62	81
November 2019	56	64
December 2019	39	53
1 st Qtr. 2020	123	84
2 nd Qtr 2020	101	60
1 st Qtr. 2019	135	134
2 nd Qtr. 2019	146	155
3 rd Qtr. 2019	177	154
4 th Qtr 2019	157	198
1 st Qtr. 2018	161	148
2 nd Qtr. 2018	156	167
3 rd Qtr. 2018	176	160
4 th Qtr. 2018	177	176
1 st Qtr. 2017	122	122
2 nd Qtr. 2017	157	165
3 rd Qtr. 2017	148	118
4 th Qtr. 2017	175	158
2020 - YTD	308	162
2019 - YTD	615	641
2018 - YTD	670	651
2017 - YTD	602	563
2016 - YTD	565	563
2015 - YTD	511	527
2014 - YTD	504	476

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Notices Served

1. Notices Served between 01 July and 31 August 2020

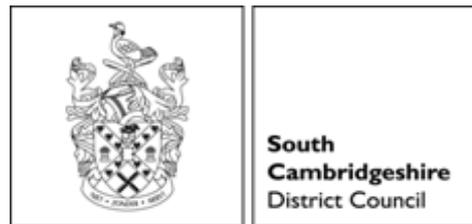
Type of Notice	Period	Calendar Year to date
	July 2020	2020
Enforcement	2	5
Stop Notice	0	0
Temporary Stop Notice	0	0
Breach of Condition	0	0
S215 – Amenity Notice	0	0
Planning Contravention Notice	0	0
Injunctions	0	0
High Hedge Remedial Notice	0	0

2. Details of Notices served between 01 July and 31 August 2020

Ref. no.	Village	Address	Notice issued
SCD-EN-01239-20 Unauthorised Material Change of Use from Agricultural to Residential Curtilage and Construction of a Sports Pitch	Fen Ditton	Land to rear of 41a Green End	Enforcement Notice
SCD-ENF-00105/19B Unauthorised siting of play equipment	Barton	Burwash Manor Farm New road	Enforcement Notice

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Agenda Item 14



REPORT TO: Planning Committee

9 September 2020

LEAD OFFICER: Joint Director for Planning and Economic Development

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 1st September 2020. 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: Stephen Kelly Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

Telephone Number: 01954 713350

Report Author: Ian Papworth Technical Support Officer (Appeals)

Telephone Number: 01954 713406

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Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
ENF/0587/17	Riverview Farm Overcote Road Over Cambridge Cambridgeshire CB24 5NT	Trading from Unit 5A / Deliveries outside the 8.00am - 6.00pm times	Withdrawn	14/08/2020	Enforcement
S/1823/19/FL	136-138, High Street, Harston	Erection of detached 1.5 storey 2 bedroom dwellinghouse and new access onto New Road	Dismissed	21/08/2020	Refused
ENF/0214/18 (S/0737/18/LD)	22 Cambridge Road Foxton	Certificate of lawful development for existing use for the storage of coaches	Allowed	26/08/2020	Refused

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Appeals Received

Reference	Address	Details	Date Appeal lodged
S/2064/19/FL	39 Bogs Gap Lane Steeple Morden	Change of use and conversion of existing dwelling house into two dwellings	06/08/2020
S/4375/19/FL	47 Gibraltar Lane Swavesey	Construction of two dwellings.	07/08/2020
20/02075/HFUL	71 Park Lane Histon	Two storey rear extension, front porch extension, external rendering and re-roofing	10/08/2020
EN/01239/20	41A Green End Fen Ditton	Artificial turf being laid on land in conservation area.	19/08/2020
20/02369/FUL	76 New Road Haslingfield	Erection of 4 new detached dwellings including garages, replacing existing bungalow	21/08/2020
20/01241/HFUL	5 Cambridge Road Babraham	Two storey rear extension over existing flat roof plus other external alterations	20/08/2020

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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/0768/18/FL	Marchingdale Developments Limited	Western Side Of Land Parcel COM4 Neal Drive Orchard Park	Planning Decision	29th Sept, 30th Sept, 1st Oct and 2nd Oct 2020
S/3983/18/FL	Marchingdale Developments Limited	Western Side Of Land Parcel Com 4 Orchard Park Neal Drive	Planning Decision	29th Sept, 30th Sept, 1st Oct and 2nd Oct 2020

- **Informal Hearings**

Appendix 3

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
S/3873/17/OL	Mr A Ashley	Land at Mill Lane, Sawston	Planning Decision	TBC
S/1625/18/OL	Mr A Ashley	Land at Mill Lane, Sawston	Planning Decision	TBC
S/0913/19/VC	Mr J Hart	Apple Acre Park, London Road, Fowlmere	Non determination	TBC
S/4518/19/FL	Mr Jamie Wardley	7 Back Lane Barrington	Non Determination	TBC
S/4327/19/FL	Mr Don Hutchinson	77 Station Road Over	Planning Decision	15/09/2020 Virtual Hearing