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14 July 2020

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

Quorum: 3

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

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **VIRTUAL MEETING - ONLINE** on **WEDNESDAY, 22 JULY 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 relevant page of 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**
To receive apologies for absence from 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** **1 - 8**
To authorise the Chair to sign the Minutes of the meeting held on 10 June 2020 as a correct record.
5. **S/4532/19/FL - Impington (The Meadows Community Centre, 1 St Catharines Road)** **9 - 38**

Demolition of existing community centre and erection of 56 Council rented dwellings car parking new play equipment the creation of new vehicular accesses onto Daisy Close and St Catharines Road the provision of new landscaping and associated land levelling together with land reprofiling as part of wider proposal for the full Meadows site seeking permission for the demolition of existing community centre and the erection of a new community hub 78 affordable dwellings car parking a replacement multi use games area new play equipment the creation of new vehicular accesses on to Arbury Road Daisy Close and St Catharines Road the provision of new landscaping and substation and the installation of drainage to the football pitch and associated land levelling together with land reprofiling.
6. **S/2011/14/OL - Longstanton / Oakington (Land to the East of the B1050 and Longstanton West of the Cambridgeshire Guided Busway (CGB) and North of Oakington)** **39 - 54**

Northstowe Phase 2 Section 106 Deed of Variation

Development of Phase 2 of Northstowe with details of appearance landscaping layout scale and access reserved (save for the matters submitted in respect of the Southern Access Road (West)) comprising:.1) development of the main Phase 2 development area for up to 3500 dwellings two primary schools secondary school town centre including employment uses formal and informal recreational space and landscaped areas eastern sports hub remainder of the western sports hub (to complete the provision

delivered at Phase 1) busway a primary road to link to the southern access construction haul route engineering and infrastructure works and.2) construction of a highway link (Southern Access Road (West)) between the proposed new town of Northstowe and the B1050 improvements to the B1050 and associated landscaping and drainage.

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|-----------|---|----------------|
| 7. | S/0123/20/FL - Willingham (130 Rampton Road) | 55 - 70 |
| | Erection of 5-bedroom house and 1-bedroom ancillary annex with associated parking | |
| 8. | TPO 0002 (1978) - Caxton (Land at Bourn Road) | 71 - 72 |
| | Tree Preservation Order to be served | |
| 9. | Enforcement Report | 73 - 80 |
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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@scambsgov.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
Wednesday, 10 June 2020 at 10.00 a.m.

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

Councillors: Anna Bradnam
Sue Ellington
Brian Milnes
Deborah Roberts
Nick Wright
Dr. Martin Cahn
Peter Fane
Judith Rippeth
Heather Williams

Officers in attendance for all or part of the meeting:

Annemarie de Boom (Consultant Urban Design Officer), Christopher Carter (Delivery Manager - Strategic Sites), Dr Jon Finney (Development Control Engineer City and South, Cambridgeshire County Council), Richard Fitzjohn (Senior Planning Officer), David Hamilton (Landscape Design Officer), Mike Huntington (Principal Planning Officer), Trovine Monteiro (Consultancy Unit - Team Leader), Tam Parry (Northstowe Transport Planning Officer), Charlotte Peet (Planning Officer), Stephen Reid (Senior Planning Lawyer), Jane Rodens (Senior Planner), Dean Scrivener (Planning Project Officer), Ian Senior (Democratic Services Officer) and Michael Sexton (Senior Planning Officer)

Councillors Tom Bygott, Dr. Douglas de Lacey and Dr. Tumi Hawkins were in attendance, by invitation.

1. CHAIRMAN'S ANNOUNCEMENTS

For the benefit of members of the public viewing the live webcast of the meeting, the Chairman introduced Committee members and officers in attendance.

He explained that this meeting of the Planning Committee was being held virtually and asked for patience bearing in mind the challenges posed by the technology in use and by the new meeting skills required.

The Chair confirmed that the Planning Committee would continue with the practice of recording votes unless a resolution could be reached by affirmation. He explained the process he would follow in a virtual meetings environment.

He confirmed that the meeting was quorate but informed members of the public that, if a Committee member was absent for any part of the presentation of or debate about an agenda item then that member would not be allowed to vote on that item.

2. APOLOGIES

There were no Apologies for Absence.

3. DECLARATIONS OF INTEREST

In relation to Minute 5 (S/4383/19/DC - Waterbeach (Waterbeach Barracks, Denny End Road)):

- Councillor Anna Bradnam declared a non-pecuniary interest having discussed the application with Waterbeach Parish Council but was now considering the matter afresh.
- Councillor Dr. Martin Cahn declared a non-pecuniary interest because, until December 2019, he had been a member of a regional advisory committee of the Royal Town Planning Institute of which one of the consultants involved with this application had also been a member.
- Councillor Judith Rippeth declared a non-pecuniary interest having discussed the application with Waterbeach Parish Council and with the applicants. Councillor Rippeth declared that she was now considering the matter afresh.

Councillor Heather Williams pointed out that each of the Committee members present at this meeting had been present at the meeting on 26 May 2020 when Application S/3732/19/FL in Madingley (Belvoir Cottage, The Avenue) (Minute 5) had been on the agenda. Following the planning officer's presentation and an address by Councillor Tom Bygott in which opposed the application, the Committee deferred further consideration to allow the applicant to make representations (the applicant's agent had withdrawn as a public speaker the day before the meeting because, at that time, nobody else had registered. Following a short debate, the Chair took it as read that each of the Committee members present at both the meetings on 26 May 2020 and 10 June 2020 was now declaring a non-pecuniary interest and considering the matter afresh.

In relation to Minute 7 (S/4279/19/FL - Great Shelford (Land adjacent to Mores Meadow)) Councillor Peter Fane declared a non-pecuniary interest. As a member of Great Shelford Parish Council, he had been present at Parish Council meetings at which this application had been considered.

In relation to Minute 10 (S/4081/19/FL - Fowlmere (Hideaway, Lynch Lane)), Councillor Deborah Roberts declared a non-pecuniary interest as a member of Fowlmere Parish Council. Councillor Roberts was considering the matter afresh.

4. MINUTES OF PREVIOUS MEETINGS

The Committee authorised the Chair to sign, as a correct record, the Minutes of the meeting held on 13 May 2020 subject to Councillor Dr. Tumi Hawkins being added to the list of those having been in attendance at the meeting.

The Committee authorised the Chair to sign, as a correct record, the Minutes of the meeting held on 20 May 2020.

5. S/4383/19/DC - WATERBEACH (WATERBEACH BARRACKS, DENNY END

ROAD)

The case officer gave a comprehensive presentation of the Design Guide. He and supporting officers addressed several issues raised by Committee members.

Jane Williams (objector), Caroline Foster (on behalf of the applicant) and Councillor Kate Grant (Waterbeach Parish Council) addressed the meeting. During the public speaking part of the meeting, several Members raised concerns about landscape and the apparent failure to consider the Waterbeach Neighbourhood Plan. The Delivery Manager (Strategic Sites) informed Members that the Neighbourhood Plan was still only a pre-submission document and, as such, could not be given any weight. Nevertheless, Councillor Deborah Roberts proposed that a decision be deferred until officers had considered the effect of the draft Waterbeach Neighbourhood Plan. This proposal was seconded by Councillor Heather Williams. Upon a vote being conducted by roll call, the proposal was **defeated** by seven votes to four. Councillors Ellington, Roberts, Heather Williams and Wright voted to defer, Councillors John Batchelor, Bradnam, Cahn, Fane, Heylings, Milnes and Rippeth voted against deferral.

Councillors Anna Bradnam and Judith Rippeth (both of them local Members) welcomed the Design Code and commended the developers for the manner in which they had engaged with the community and with Waterbeach Parish Council. Councillor Rippeth added that the Committee was considering a new town rather than an extension to the village. Councillor Bradnam welcomed the opportunities that the new town would offer.

Further comments included

- An argument that Members had not been presented with all the information they needed before making a decision, such information including significance of the Waterbeach Neighbourhood Plan
- Disappointment, despite the comments of local Members, that the developers had failed to capture the imagination of residents
- Concern should Conditions be discharged prior to a Design Code having been adopted

Upon a vote being conducted by roll call, and by seven votes to nil with four abstentions, the Committee **approved** the amended Waterbeach New Town West Key Phase 1 Design Code. Councillors John Batchelor, Bradnam, Cahn, Fane, Heylings, Milnes and Rippeth voted to approve the Design Code. Councillors Ellington, Roberts, Heather Williams and Wright abstained.

6. S/3732/19/FL - MADINGLEY (BELVOIR COTTAGE, THE AVENUE)

Members had visited the site on 11 February 2020.

Mark Tavaré (applicant's agent) and Councillor Tom Bygott (a local Member) addressed the meeting.

The Committee debate focussed on the following topics

- Development within the Green Belt
- Landscaping
- The removal of Permitted Development Rights
- The potential for the applicant to implement Permitted Development Rights and planning permission at the same time

Councillor Pippa Heylings proposed additional conditions requiring landscaping and retention and maintenance of the hedge along the northern boundary of the proposal site. This proposal was seconded by Councillor Anna Bradnam and, by affirmation, **agreed** by the Committee with the final wording to be agreed by officers in consultation with the Chair and Vice-Chair of the Planning Committee.

Councillor Brian Milnes proposed that Permitted Development Rights Class A (enlargement or improvement of, or alterations to, a house) and Class E (the provision of buildings and other development within the curtilage of a house) be withdrawn. This proposal was seconded by Councillor Deborah Roberts and, upon a vote being conducted by role call, was **lost** by eight votes to three. Councillors Milnes, Roberts and Heather Williams voted to withdraw Permitted Development Rights. Councillors John Batchelor, Bradnam, Cahn, Ellington, Fane, Heylings, Rippeth and Wright voted against the proposal.

Upon a vote being conducted by roll call, and by ten votes to one, the Committee **approved** the application subject to

1. The Conditions set out in the report from the Joint Director of Planning and Economic Development; and
2. Additional conditions requiring landscaping and retention and maintenance of the hedge along the northern boundary of the proposal site, with the final wording being agreed by officers in consultation with the Chair and Vice-Chair of the Planning Committee.

Councillors John Batchelor, Bradnam, Cahn, Ellington, Fane, Heylings, Milnes, Rippeth. Heather Williams and Wright voted to approve the application. Councillor Roberts voted against.

7. **S/4279/19/FL - GREAT SHELFORD (LAND ADJACENT TO MORES MEADOW)**

The case officer summarised the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 and referred Members to the Feasibility Assessment submitted with the application. The application site was one of ten sites that had been considered. Each of those ten sites was in the Green Belt. He informed Members that the Section 106 Agreement would secure the maintenance and management of the green open spaces, including the local area of play, and landscaping within the site. Referring to paragraph 66 of the report from the Joint Director of Planning and Economic Development, the case officer clarified that, while the Section 106 Agreement would require the affordable housing to remain as such in perpetuity, it would not secure them as Alms Houses. This could impact on rent levels.

Barbara Kettel (Stapleford Parish Council) addressed the meeting.

The Committee debate revolved around the following points

- While the application site lay within the Green Belt, intrusion into the countryside was not considered unreasonable in this case
- The harm caused by building in the Green Belt was outweighed by the benefit of additional affordable housing becoming available
- Concern at the lack of education provision in the Section 106 Legal Agreement

In response to Members' concern about development within the Green Belt, the Delivery Manager (Strategic Sites) said that officers had sought to strike a planning balance, He assured Members that approval of this application would not set a precedent.

There followed a brief discussion as to whether the landlord charity should be able to increase rents beyond 50% and up to 80% of market rates. The Senior Planning Lawyer advised the Committee against guaranteeing 50% for a specific period and, instead, suggested a form of wording that would allow a more flexible approach. Such approach in effect would require the rental of each of the Alms-houses to not exceed 50% of market rent unless South Cambridgeshire District Council agreed otherwise.

Councillor Heather Williams proposed that rental of each of the Alms-houses should not exceed 50% of market rent unless South Cambridgeshire District Council agreed otherwise. This was seconded by Councillor Judith Rippeth and, by affirmation, **agreed** by the Committee.

By affirmation, the Committee gave officers **delegated authority to approve** the application subject to

1. The prior completion of a Legal Agreement under the Town and Country Planning Act 1990 to ensure
 - (A) That the properties remain affordable in perpetuity and that the rents payable by occupiers of the Alms-houses shall not exceed 50% of market rent unless the charity landlord can satisfy South Cambridgeshire District Council that rents should be raised beyond that figure; and
 - (B) The future maintenance and management of various on-site areas of green space and landscaping around the residential development, including the central green space and Local Area of Play.
2. The conditions and informatives set out in the report from the Joint Director of Planning and Economic Development.

Although present, Councillor Brian Milnes had missed part of the debate because of technical issues. Therefore, he did not vote in relation to either the amendment or the substantive motion, and was not part of either affirmation.

8. S/3777/19/VC - CALDECOTE (LAND EAST OF HIGHFIELDS ROAD HIGHFIELDS CALDECOTE)

The Committee was informed that Certificate B had not been issued and that that omission would have to be remedied and followed by a consultation period of 21 days. Members noted that the applicant had been made aware of this requirement which was simply to ensure due process.

It was also appropriate and necessary to update Condition 23 to reflect the change in circumstances with the site specific Flood Risk Assessment (June 2015) and Drainage Strategy & SuDS Report (November 2018) working in conjunction with one another.

Councillor Dr. Tumi Hawkins (local Member) addressed the Committee and reported that Caldecote Parish Council had withdrawn its objection.

By affirmation, the Committee gave officers **delegated authority**

1. to issue a new planning permission conditional on the completion of a Deed of Variation (to attach the Section 106 from the 2017 outline consent to the current Section 73 application); and
2. to observe due process by issuing Certificate B and consult upon it for 21 days.

9. S/4302/19/FL - GIRTON (16 HIGH STREET)

Ann Bonnett (Girton Town Charity) and Councillor Dr. Douglas de Lacey (a local Member) addressed the meeting.

Members welcomed the positive changes made to the application since it had previously been considered by the Planning Committee,

By affirmation, the Committee **approved** the application subject to

1. A Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the tenure and affordability of the housing units; and
2. The Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

Councillor Ellington had missed the presentation from the case officer, did not vote and was therefore not part of the affirmation.

10. S/4081/19/FL - FOWLMERE (HIDEAWAY, LYNCH LANE)

Michael Wright (objector), Angus Jackson (applicant's agent) and Councillor Lawrence Wragg (Fowlmere Parish Council) addressed the meeting.

Members focussed on the proposal's mass and scale, and the cumulative adverse impact on the neighbouring property called Oakleigh House. One Member regretted the absence of a sunlight analysis.

Upon a vote being conducted by roll call and by seven votes to three, the Committee **refused** the application contrary to the recommendation in the report from the Joint Director of Planning and Economic Development. Members agreed that the proposal, by virtue of its mass, scale and overbearing nature, and in conjunction with an existing extension to the garage, would have an unacceptable adverse impact on the amenity of the neighbouring property known as Oakleigh House. The proposal therefore conflicted with Policy HQ/1 of the South Cambridgeshire Local Plan 2019. Final wording of the Decision Notice would be drafted by officers in consultation with the Chair and Vice-Chair of the Planning Committee.

Councillors John Batchelor, Cahn and Fane voted to approve the application. Councillors Bradnam, Heylings, Milnes, Rippeth, Roberts, Heather Williams and Wright voted to refuse. Councillor Ellington had left the meeting and did not vote.

11. S/3858/19/FL - WHITTLESFORD (2 WHISKINS)

By way of clarification, the case officer said that Councillor Peter McDonald, mentioned in paragraph 12 of the report from the Joint Director of Planning and Economic Development, had been commenting in his capacity not as the District Councillor for the adjacent ward of Duxford but instead as the Cambridgeshire County Councillor for the electoral division of Duxford, which includes the parish of Whittlesford.

Jonathan Wright addressed the meeting and objected to the proposal on behalf of one of the neighbours.

By affirmation, the Committee approved the application subject to the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

Councillors Ellington, Rippeth and Roberts had left the meeting so were not part of the affirmation.

12. ENFORCEMENT REPORT

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

13. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

14. DATES OF NEXT MEETINGS

Those present **noted** that the next three Planning Committee meetings would take

place on Thursday 25 June 2020 at 10.00am, Wednesday 8 July 2020 at 10.00am, and Wednesday 22 July 2020 at 10.00am.

The Meeting ended at 5.25 p.m.

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

22 July 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number:	S/4532/19/FL
Parish(es):	Histon & Impington
Proposal:	Demolition of existing community centre and erection of 56 Council rented dwellings, car parking, new play equipment, the creation of new vehicular accesses onto Daisy Close and St Catharines Road, the provision of new landscaping and associated land levelling together with land reprofiling as part of wider proposal for the full Meadows site seeking permission for the demolition of existing community centre and the erection of a new community hub, 78 affordable dwellings, car parking, a replacement multi use games area, new play equipment, the creation of new vehicular accesses on to Arbury Road, Daisy Close, and St Catharines Road, the provision of new landscaping, substation, and the installation of drainage to the football pitch and associated land levelling together with land reprofiling.
Site address:	The Meadows Community Centre 1 St Catharines Road Impington Cambridge CB4 3XJ
Applicant(s):	Cambridge Investment Partnership
Recommendation:	Approval
Key material considerations:	Principle of Development Impact on the Character and Appearance of the Area Neighbour Amenity Highways Safety Car and Cycle Parking
Committee Site Visit:	N/A
Departure Application:	No
Presenting Officer:	Ganesh Gnanamoorthy (Principal Planning Officer)
Application brought to Committee because:	Significant public interest, Number of objections
Date by which decision due:	20 th March 2020 (Extension of Time agreed in principal – exact date to be determined at a later point to allow for the completion of a S106 agreement).

Executive Summary

1. The proposal provides affordable housing that meets an identified need in the local area.
2. The proposal provides a significant uplift in Council rented properties.
3. The proposal would provide a new BREEAM Excellent rated community facility.
4. The proposal would result in significant improvements to the accessibility, functionality and attractiveness of the existing open space.
5. The Local Planning Authority has received a number of objections against the proposed development on grounds of principal, neighbour amenity, design, drainage, parking, and highway safety. Discussions have been had between statutory consultees from both Authorities. In some instances, agreement has been reached that one or other consultee should take the lead on providing comments in order to ensure a holistic and consistent approach given that this is, ultimately, one site.
6. Despite the objections raised by neighbouring properties, Officers are of the view that the current scheme is acceptable, and the reasons for reaching this conclusion are set out in this report.

Relevant Planning History

7. Application to the City Council (reference 19/1756/FUL) for the erection of new community hub and 22 council rented affordable dwellings, car parking, replacement multi use games area, new vehicular access off Arbury Road and enhancements to the recreation ground and installation of substation (as part of wider proposal for the full Meadows site seeking permission for the demolition of existing community centre and the erection of a new community hub, 78 affordable dwellings, car parking, a replacement multi use games area, new play equipment, the creation of new vehicular accesses on to Arbury Road, Daisy Close and St Catharines Road, the provision of new landscaping and substation and the installation of drainage to the football pitch and associated land levelling together with land re-profiling). At the time of writing this report, this application was pending consideration.

National Guidance

8. National Planning Policy Framework 2019 (NPPF)
Planning Practice Guidance
National Design Guide 2019
9. **South Cambridgeshire Local Plan 2018**
S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031

S/7 Development Frameworks
 H/8 Housing Density
 H/9 Housing Mix
 H/10 Affordable Housing
 H/12 Residential Space Standards
 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/4 Biodiversity
 NH/6 Green Infrastructure
 SC/2 Health Impact Assessment
 SC/3 Protection of Village Services and Facilities
 SC/4 Meeting Community Needs
 SC/6 Indoor Community Facilities
 SC/7 Outdoor Play Space, Informal Open Space, and New Developments
 SC/8 Open Space Standards
 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/9 Education Facilities
 TI/10 Broadband

10. South Cambridgeshire Supplementary Planning Documents (SPD):

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

Consultations

11. **Histon and Impington Parish Council** – The Parish Council notes that there are some concerns regarding parking. However, there was unanimous agreement to a recommendation of approval, with the positive eco-friendly initiatives throughout the application given particular mention.
12. **County Council Highways Officer** – No objection has been raised to the proposal subject to the imposition of conditions and informatives.
13. **County Council Transport Assessment Team** – The Officer initially issued a

holding objection as further information and clarification was sought. Additional information was provided and the objection has been removed subject to the imposition of conditions and a financial payment to be secured by S106 legal agreement.

14. **County Council Growth Officer** – The Officer has confirmed that the proposal would not provide a level of strain or harm on existing schools, libraries and waste infrastructure that would require financial mitigation. The County Officer has therefore recommended that no contributions are required.
15. **Urban Design Officer** - The Officer has been heavily involved in pre-application discussions on this site. The Officer has confirmed that the scheme is acceptable from an urban design perspective subject to the imposition of a condition securing final details of materials.
16. **Landscape Officer** – No objection has been raised subject to the imposition of conditions in order to secure further details of hard and soft landscaping, earthworks, green roofs and planting.
17. **Tree Officer** – No objections to the proposal. Conditions have been recommended to ensure that the development takes place with consideration to existing trees and hedgerows which are being retained.
18. **Drainage Officer** – The Drainage Officer had initially requested more information with respect of run-off rates. This was subsequently provided and the Officer has confirmed that there are no objections to the proposal subject to conditions.
19. **Sustainability Officer** – The Officer is in support of the application and has recommended conditions.
20. **Waste Services** – This department have been consulted on the proposal and no response has been received.
21. **District Council Environmental Health Officer** – The Officer initially raised some concerns with the methodology used for some of the monitoring information within the noise assessment. Updated information was provided and the Officer has confirmed that the information is now acceptable subject to the imposition of conditions.
22. **Environment Agency** – No objections raised subject to the imposition of conditions.
23. **Local Lead Flood Authority** – No objections subject to conditions.
24. **Development Contributions Monitoring Officer** – No contributions required to mitigate the impact of the development as the proposed enhancements far outweigh the mitigation contribution that would normally be required. As a shared Planning service, the approach was reached between Officers of both Authorities that the combined sums that would usually be sought would be added together and assessed against the proposal.
25. **District Council's Affordable Housing Officer** – No objections raised to the proposal, and notes that the provision is in excess of the policy requirement.
26. **Ecology Officer** – No objection raised subject to conditions.

27. **Public Art Officer** – The Officer has commented on the proposal and has raised concerns regarding the budget proposed for public art. This is discussed in more detail later in this report.
28. **Fire and Rescue Officer** – No objection subject to a condition securing a fire hydrant scheme.
29. **Anglian Water** – No objection subject to the imposition of a condition.
30. **Cadent** – No objection raised.
31. **Marshall Airport** – No objection subject to the imposition of conditions.
32. **Designing Out Crime Officer** – No objection raised.
33. **Sport England** – No objection raised subject to the imposition of conditions.

Representations

34. The Local Planning Authority has received letters of representation from 54 properties. The comments can be found on the Councils website. In summary the following concerns have been raised:

Concern	Officer Response
Loss of Open Space	Paras 49-51
Too tall and dense	59-63, 67-68
Disruption during construction	73
Increased traffic	84-89
Loss of a perfectly good community centre	52-54, 143-144
Character of area will change	55, 60-62
Too much parking	86, 90-94
Not enough parking	86, 90-94
Insufficient private and communal amenity space for future residents	75-76
Increased crime	78-79, 138-142
Noise, overshadowing, loss of privacy, air pollution	70-74, 93, 106-109
Impact upon trees	101-105
Play area unsafe as unenclosed	City Council element but plans revised to enclose this space
Not enough lifts/stairs in blocks	136-137
Poor communication from Developers re exhibitions	132-135
Water table impacts	95-96
Issues with access to CCC website	131
School will be overlooked	129-130
Insufficient disabled bays for the community centre	City Council element but 5 disabled bays provided
Highways safety	84-89
Strain on GP's and schools	14
Poor design	58-68
Lack of cycle paths/walking routes	50-51, 64, 86

Poor consultation by Council	127-128
Who will maintain play equipment?	125-126
Access issues	86-88
Biodiversity impacts	97-100
Mental health impacts due to loss of green space	123-124

35. Cambridge Past, Present and Future have commented on the proposal and have raised concerns with regard to the loss of open space, and the level of parking provision.
36. The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

Site and Surroundings

37. The application site is an irregular shaped plot of land, and occupies approximately 2.16 hectares in area.
38. The site comprises the Meadows Community Centre and the St Albans Road Recreation Ground. The site is bound by St Catharine's Road and Arbury Road to the north, St Albans Road to the east, Daisy Close and a property fronting St Albans Road to the south, and Daisy Close to the west.
39. The site comprises a community centre with associated outdoor area and car parking, trees, large areas of grass incorporating football pitches, pathways, and play equipment.
40. The site is split north to south with respect of administrative boundaries. The western section of the site falls the jurisdiction of South Cambridgeshire District Council, and the eastern section falls withing Cambridge City Council. This report is written for the proportion of development that falls within the remit of South Cambridgeshire District Council. A separate parallel planning application has been submitted for the area within the City Council boundary. This is subject to a separate report being which will be considered by Cambridge City Council Planning Committee on 21 July. It is worthy of note that the report will address, in areas, the scheme in its entirety, and relevant pieces of information relating to the wider site will be commented on where appropriate. The representations listed are a complete list of responses regardless of which jurisdiction their address falls within.
41. The site falls within Histon & Impington Village, and is not located within a conservation area. The site is designated 'white land' in the Local Plan although the Cambridge City section of the site is designated in the Local Plan as 'Protected Open Space'.

Proposal

42. This application proposes, within the District Council's boundaries, the demolition of existing community centre and erection of 56 Council rented dwellings, car parking, new play equipment, the creation of new vehicular accesses onto Daisy Close and St Catharines Road, the provision of new landscaping and associated land levelling together with land reprofiling.

43. As mentioned earlier, the scheme spans across the jurisdiction of two Local Authorities. The development cumulatively seeks permission for the demolition of existing community centre and the erection of a new community hub, 78 affordable dwellings, car parking, a replacement multi use games area, new play equipment, the creation of new vehicular accesses on to Arbury Road, Daisy Close and St Catharine's Road, the provision of new landscaping and substation and the installation of drainage to the football pitch and associated land levelling together with land re-profiling).
44. The residential accommodation within the District boundaries would be located within two blocks of flats – one being part 3, part 4 storeys in height, and the other being four storeys. 28x 1bed 2person flats (including 2x wheelchair user units), 2x 2bed 3person wheelchair user flats and 26x 2bed, 4 person flats would be provided within these blocks.
45. The proposal also includes the provision of new play equipment, landscaping and land profiling works, and the provision of new accesses to the site.
46. It is worthy of note that the scheme has been through an extensive pre-application process with officers.
47. The proposal has been amended since submission to take on board comments and concerns from statutory consultees as well as feedback received from public representations. The changes include alterations to tree and planting proposals and altering the materials to be used for pathways. A further period of consultation with the relevant consultees has been undertaken as a result of these changes.

Planning Assessment

Principle of Development

48. The site contains an existing recreation ground with a community centre which would be demolished as part of this proposal. New housing would be provided on site. With this in mind, the relevant considerations with respect to the acceptability of the principle of development are the loss of a proportion of the existing recreation area, the loss of a community centre, and the provision of housing on the site. These will be looked at in turn.

Loss of the existing recreational space

49. Policy SC/8 seeks to protect the loss of existing recreation areas, playing fields and community orchards. There can be no denying that the proposal results in a loss of some of the open space – totalling 6.4% across the entire site. The policy does, however, provide four exceptions (labelled as a-d) where such a loss would be appropriate. Only one of the four criteria needs to be met for the loss to be considered acceptable. Exception 'b' sets out that the loss of such a space would be appropriate where the proposed development includes provision of open space, or sports and recreational facilities of sufficient benefit to outweigh the loss.
50. In this instance, the proposal, as a whole, would provide significant improvements and enhancements to both the existing recreational facilities, and enhancements to the functionality and usability of the site as a whole. These improvements include, but are not limited to:

- Provision of drainage under the football pitch area (allows for all year use of the pitch(es))
- The provision of a replacement Multi-Use Games Area (MUGA) with floodlights (allowing for use for more hours throughout the year)
- Creation of a new enclosed play area (a safe space overlooked by the new café within the community centre)
- Hard and Soft Landscaping (increasing environmental benefits, and increasing permeability and accessibility to the site)
- Provision of a skate park area (replacing the existing facility with a new, fit-for-purpose area)
- Provision of table tennis equipment (introducing new recreational elements to the site)
- New changing room facilities (purpose built facility located next to the sports pitches)
- New paths through the site for walking and cycling (encouraging sustainable modes of transport and exercise for all age groups)
- New accesses to the site (improving site permeability)

51. These improvements are considered to be significant in improving how people can use and enjoy the site, and are considered to outweigh the harm caused by the relatively small loss of open space.

Loss of the existing community centre

52. Policy SC/3 is of relevance in this regard. This policy seeks to prevent the loss of local services and facilities, including community buildings, where such a loss would result in an unacceptable reduction in the level of community service provision in the locality.
53. In this instance, a replacement community centre facility, greater in size than the existing building, and designed to achieve BREEAM Excellent rating, would be provided to the east of the existing one, and within the wider site.
54. This provision ensures that the loss of the existing building would not result in an unacceptable reduction in the level of community service provision in the locality. Further, the applicant has pledged to ensure the new centre is built and functioning prior to demolishing the existing building, so as to ensure that there would be no loss of a community facility even on a temporary basis. This can be secured by way of a condition requiring a phasing plan. Whilst the building will be relocated from side of the district boundary to the other, this will make no difference to the function and operation of the community facility. It will still serve the surrounding communities in the same way as existing and the City Council will continue to operate it, as existing.

Provision of housing on the site

55. Policy S/2 aims to ensure that new housing meets local need and is provided in sustainable locations. There is an identified demand for 1 and 2 bedroom properties (more than 80% of the requirement) in the locality, and the proposal would provide a total of 78 new 1 and 2 bed homes across the site. The immediate area is typified, broadly, by other residential development, and is in close proximity of both shop and transport links into the City centre.
56. Policy S/5 seeks to ensure that 19,500 new homes, including affordable homes, are provided within the South Cambridgeshire District between 2011 and 2031. The proposal would provide 56 new dwellings, all of which would be for Council rented purposes – therefore meeting the affordable definition.

Conclusion on Principle

57. With the above in mind, it is considered that the proposal complies with policies SC/3, SC/8, S/2 and S/5 and is acceptable in principle, subject to the other material considerations, to be discussed in subsequent paragraphs of this report, being found acceptable.

Impact on Character and Appearance of the Area

58. The site is an open space with the exception of the existing community centre. Although only two blocks of flats are proposed in this application along with infrastructure, the design has been informed by the wider site and the wider proposal.
59. Whilst the development on the City Council area of land would rise to 6 storeys in height, the two buildings on the South Cambridge District Council site would be lower – one at part 3, part 4 storeys, and the other at 4 storeys.
60. This is considered acceptable when read in the context of the surrounding area. Although there is a bungalow directly to the west of the site, the predominant building height to the west is two storeys. With this in mind, the proposal would result in a stepped approach up to the significant junction of St Catharine's Road and Arbury Road, where the highest point of the development would be achieved.
61. As well as the stepped increases in heights, the buildings are set well apart from existing buildings, and each other, in order to ensure that the increased height appears subtle. The part 3/part 4 storey block would be located in excess of 27m away from the bungalow to the west which allows the existing building to breathe visually and not be overwhelmed by the proposal.
62. As well as helping to respond to context, the gaps between buildings provide views through to the open space beyond when viewed from the streetscene.
63. The blocks themselves have sizeable footprints and have been tapered to provide a 'waisted' middle. This provides some visual relief from the size of the buildings whilst also providing visual interest. This approach is evident through all of the residential buildings, providing a coherent architectural composition.
64. Areas of car parking are provided between the buildings although these are obscured from the streetscene in part by tree planting. Additional planting is proposed to break up lengths of parking bays to further reduce any sense of car-dominance. Paths for cycling and walking are proposed.
65. The introduction of undulation landscaping and new play equipment would largely be experienced from within the site, and these are considered acceptable from a design perspective. The finer details of these can be secured by way of condition.
66. A range of new hard and soft landscaping is proposed in order to increase permeability of the site, whilst providing increased environmental and biodiversity benefits to the site. New accesses are provided from Daisy Close any St Catharine's Road, and these are considered logical from a layout perspective.
67. The Council's Urban Design and Landscaping Officers have been involved in pre-application discussions on this site, and the scheme has evolved as a result of these discussions, as well as feedback from public consultation events. The scheme has continued to evolve during the life of the application, and both Officers are in support of

the scheme. Conditions have been requested to secure details of materials, landscaping, management and maintenance of the landscaping, and green roofs. These are detailed in the list of conditions at the end of this report.

68. The proposal is considered to be acceptable in design terms, both in terms of its own appearance, and how it relates to the context of the wider area. The proposal complies with policy HQ/1 of the Local Plan.

Residential amenity

69. There are two things to consider in this section – one being the impact on the amenity of existing residential properties, and the other being the amenity for future occupiers of the proposed dwellings. These will be addressed in turn.

Impact on amenity of neighbouring occupiers

70. The nearest properties to the proposed buildings are located on St Catharine's Road and Crispin Close, and these are sited approximately 20m away from the proposed buildings, and on the other side of St Catharine's Road. The height of the buildings, along with their distance from these properties, would ensure that the proposal would not have an adverse impact with respect to sunlight and daylight receipt, nor would there be unacceptable impacts with regard to loss of privacy, overshadowing or visual overbearing.
71. To the west of the site, as described earlier in this report, is a pitched-roofed bungalow. This property is in excess of 27m away from the nearest proposed building, at which point the height would be 3 storeys. This distance and relatively low building height would ensure that there are no adverse amenity impacts upon this property.
72. All other existing residential properties are sited further away from the proposed buildings than those mentioned above, and Offices do not consider there to be any adverse impact on the amenity of these properties.
73. It is acknowledged that there would be some short term impacts as a result of the construction process. These include dust and noise generation, as well as comings and goings from deliveries and collection to and from the site. The District Council's Environmental Health Officer has been consulted on the proposal and conditions are recommended to ensure that the proposal has minimal impact in some of these regards, whilst others are controlled by Environmental Health legislation.
74. With the above in mind, the proposal is considered to be acceptable with respect to neighbouring amenity, and complies with policies HQ/1 and SC10.

Amenity for future occupiers of the site

75. Internal space standards are nationally prescribed to ensure that all new residential accommodation is of an appropriate size for future occupiers. The scheme proposes a number of one and two bedroom dwellings for up to four occupants. The proposed dwellings all meet, or exceed, the standards prescribed.
76. All properties would have access to their own private amenity area – and these will take the form of terraces or balconies. The need to provide communal open space is considered unnecessary in this instance due to the readily available access to the remaining existing open space on the site. It is also of note that providing a separate communal open space would result in further reduction of the publicly accessible

quantum of open space available on site.

77. The development provides all units compliant with Part M4 (2) of the Building regulations, indicating that all units are accessible for wheelchair users. In addition, four units comply with Part M4 (3) of the Building Regulations, which indicate that they are suitable for wheelchair occupants. This would ensure that the dwellings provide for a wide range of end users. A condition is recommended to ensure that these standards are delivered.

78. The Police have been consulted on this application and have raised no concerns. Indeed, they have expressed an expectation for a 'Gold' standard application – indicating a high level of security being achieved.

79. As well as future occupants, future users of the community centre and wider open space would benefit from additional natural surveillance that the presence of residential dwellings would provide.

80. It is considered that the proposal provides a high standard of accommodation, which would result in a good living environment for future occupiers of the dwellings, and a safe environment for users of the wider site. The proposal complies with policies S/5, H/12 and HQ/1

Refuse Arrangements

81. The proposed refuse storage arrangements are shown to be of a logical layout, with underground bins being located conveniently next to each block of flats, and to the community hub. The applicant has provided calculations of storage provision and these demonstrate that the level of provision is in accordance with the required levels. The applicant has provided detailed tracking plans demonstrating how refuse vehicles would be able to negotiate the development safely when collecting refuse and recycling.

82. The Council's Refuse and Recycling Officer has been consulted on the application and no comment has been received.

83. Officers consider that the proposal is compliant in this respect with Local Plan policy HQ/1.

Highways Safety and parking

84. The application has been supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which show safe use by refuse trucks is possible within the site. A Transport assessment has also been submitted. The Highway Authority was consulted as part of the application and, having reviewed the submitted documents, has not raised any highway safety concerns. They had questioned the location of the cycle parking for the community hub although Officers consider that these spaces would likely be used by other visitors of the open space, and as such the proposed location is closely located to all main areas.

85. The Officer has suggested that conditions be attached in the event of permission being granted to ensure off-site highways works are undertaken, and that a Traffic Management Plan is secured.

86. The development would include new accesses from Daisy Close and St Catharine's Street, and these have been designed to ensure adequate visibility and the ability for 2 vehicles to pass each other when entering and leaving the site. The layout of the car park enables cars to enter and leave the site in a forward gear. The Local Highway Authority has not raised any objections to the application on these grounds.
87. The County Council's Transport Assessment Team have reviewed the application documents submitted, including details of likely trip generation to the site, accident data, and nearby developments which have been granted permission but have not been constructed - which also need to be considered.
88. The Officer had requested further information from the applicant regarding methodologies and technical inputs, and this was provided.
89. The Officer is content that the proposal is acceptable, although has requested a condition to secure the provision of a 'keep clear' area at the St Catharine's Road/Arbury Road signalised junction, and a financial contribution for future maintenance.
90. The proposal includes a total of 39 car parking spaces for the 78 dwellings – a ratio of 0.5:1. The community centre provides a further 40 car parking spaces. 118 cycle spaces are proposed. Discussions have been ongoing with the applicant with respect to how the community parking spaces could be utilised by residents outside of the operational hours of the community centre, and a condition is proposed to secure a parking management strategy to ensure that these spaces can be used most effectively, at all times of the day.
91. Policy TI/3 of the adopted Local Plan states that car and cycle parking should be provided through a design-led approach in accordance with the indicative figures in figure 12. The table indicates that two spaces should be provided for each residential dwelling, and 1 cycle parking space per bedroom – with a total of 116 bedrooms within the development.
92. In this instance, it is considered that a reduction in car parking spaces is acceptable, partly because of the location of the site in close proximity to bus routes in to the City, as well as the level of cycle parking which is proposed.
93. Consideration must also be given to the attempts of this proposal to encourage sustainable transport methods, which is supported by policy TI/2. Ten of the 39 car parking spaces would have active electric charge points and the remainder would have the infrastructure fitted for future activation. In addition, a car club space is proposed to encourage a more sustainable form of car use. It is also considered that the proposed condition to secure a parking management strategy would allow for additional parking to be made available for residents overnight.
94. Based on the above, it is considered that the proposal would not have a negative impact on highway safety, and would promote sustainable transport methods whilst providing sufficient car and cycle parking spaces to accommodate the likely demand without increasing parking on the surrounding streets, and would accord with policies TI/2 and TI/3 of the adopted Local Plan.

Drainage

The application site is within Flood Zone 1, which indicates a low risk of flooding. The application has been designed with drainage considerations in mind, and a flood risk

95 and drainage strategy report was submitted with the application. Drainage features including to the sports pitch are proposed to improve its year-round usage potential.

96 The Drainage Team and Local Lead flood Authority had originally raised holding objections, as they sought further information from the applicant – particularly with regard to run off rates. Additional information was provided and both parties have advised that the strategy provided is acceptable. Conditions are recommended to ensure a detailed drainage scheme and maintenance and management strategy are secured. Officers consider that the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2019) and policies CC/7, CC/8 and CC/9 of the adopted Local Plan.

Ecology

97. The proposal has been designed with a number of ecological enhancements in mind. The application has been supported by an Ecology Appraisal.

98. The Council's Ecology Officer has been consulted on the application and has not raised any objections. He notes that the native and wildlife friendly planting within the scheme is particularly pleasing as are the incorporation of wildflower meadows, wildflower turf and native hedges.

99. The Ecology Officer raises no objection to the proposal subject to conditions requesting an Ecological Management Plan (CEcMP) and Landscape and Ecological Management Plan (LEMP) prior to the commencement of above ground level works. Officers consider that these conditions are necessary and reasonable in order to safeguard and enhance biodiversity.

100. Overall, the proposal is considered to comply with policy NH/4 of the adopted Local Plan, as well as paragraphs 174 and 175 of the NPPF and is acceptable.

Trees

101. The application was accompanied by a tree survey and arboricultural impact assessment.

102. The Arboricultural Impact Assessment identifies that, across the whole site, there are approximately 120 trees. Thirteen trees would require removal in order to facilitate the proposed development and landscaping works. No category A trees are proposed for removal.

103. The Council's Tree Officer has been consulted on the proposal and has raised no objection to the proposal subject to the imposition of conditions securing an Arboricultural Method Statement and a Tree Protection Plan. This would allow for Officers to ensure the development is carried out in an acceptable way with respect to the trees that are to be retained.

104. It is noted that the proposal includes a large amount of new planting with significantly more trees proposed than those lost. Officers consider this would mitigate the loss of the existing trees. The proposed landscaping conditions will allow Officers to ensure an adequate replacement planting scheme is achieved.

105. Officers consider the application to be in accordance with policy NH/4 of the adopted Local Plan and is therefore acceptable.

Energy & Sustainability

106. A number of energy efficient and sustainability measures form part of the proposed design across the whole site. These include, but are not limited to:
- PV panels
 - Green roofs
 - EV charging points
 - Gas free development
 - Electric air Source Heat Pumps
 - Mechanical Ventilation with Heat Recovery (MVHR) in all buildings
 - BREEAM Excellent community hub building
 - Sustainable drainage measures, including to sports pitch
107. The application has been supported by an energy statement and a sustainability statement.
108. The Energy report demonstrates that the approach chosen would comply with policies CC/1, CC/3, CC/4, CC/6 and CC/7 of the Local Plan and would significantly exceed the 19% reduction in carbon dioxide emissions target within Part L of Building Regulations – providing a 68% reduction.
109. The Council's Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to carbon reduction, and water efficiency measures.
110. I have no reason to consider the information submitted differently to the Sustainability Office and have recommended the suggested conditions accordingly.

Affordable Housing

111. Policy H/10 seeks to ensure that new major residential development provides a minimum of 40% affordable housing, to help meet the identified local need.
112. The application provides 100% affordable housing which would be for social rented purposes.
113. The District Council's Affordable Housing Officer has been consulted and raises no objections to the proposal. The Officer notes that the provision of all 1 and 2 bedroom units aligns well with the fastest growing demand in the area. The provision of M4 (2) and M4 (3) units is acknowledged as exceeding the policy requirement.
114. The Officer notes that the cluster sizes slightly exceed the recommended number of up to 25 (Block A has 26 dwellings and Block B has 30) and also exceed the recommended 12 dwellings per stair/lift core. Given that the scheme is 100% affordable, the clustering is unavoidable without providing smaller blocks which would ultimately result in the loss of more open space.
115. It is noted that the above concern regarding number of stair/lift cores is not a fire safety issue and the Fire Service have raised no issues with the proposal subject to a condition to secure a fire hydrant scheme.
116. The affordable housing provision can be secured by a S106 agreement and the proposal is considered to comply with policy H/10 and the Affordable Housing SPD.

Public Art

117. A public art strategy and delivery plan has been provided as part of the application submission. The public Art Officer has been consulted on the proposal and has raised concerns over the £90,000 budget proposed for public art on the whole site, and a lin(ked proposal at Buchan Street (19/1757/FUL). The Officer considers that an additional commission (three in total, not two) should be provided and an additional £45,000 should be made available for art.
118. Officers have reviewed the proposal, and whilst additional public art would be a public benefit, the other public benefits provided by the scheme need to be taken into consideration, and given the significance of these – 100% affordable housing, open space and recreation improvements, BREEAM Excellent rated community facility – Officers consider that the methodology, and financial sum proposed, to be acceptable.
119. It is considered appropriate that, in the event of permission being granted, a condition be added securing further details of the art. Subject to such a condition, the proposal is compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010.

S106 Contributions

120. The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.

In bringing forward recommendations in relation to the Planning Obligation for this development Officers have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The application has been assessed by Officers of both Authorities with respect to likely contributions required, and it is considered that there are significant improvements within both jurisdictions – in terms of built form, landscaping, and open space improvements. The Development Contributions Monitoring Officer has confirmed, with advice from the Streets and Open Spaces manager and Sports and Recreation Officer, that the improvements proposed significantly outweigh the financial contribution that would otherwise be sought. The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The Heads of Terms are summarised below.

Heads of Terms	Summary
District Council Infrastructure	
Informal open space	No contributions sought. It is the view of Officers that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Informal Open Space.

	<p>The combined amount of £29,598.51 towards Informal Open Space would have been requested from both councils across the development sites and is therefore adequately mitigated within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered.</p>
Provision for children and teenagers	<p>No contributions sought. It is the view that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Play Provision. The combined amount of £54,755.29 towards Play Provision would have been requested from both councils across the development sites and is therefore adequately mitigated. It is the view that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Play Provision. The combined amount of £54,755.29 towards Play Provision would have been requested from both councils across the development sites and is therefore adequately mitigated within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered.</p> <p>within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered.</p>
Indoor sports	<p>No contributions sought. The combined amount of £22,999.50 towards Indoor Sports would have been requested across the development sites and is therefore adequately mitigated within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered.</p>
Outdoor sports	<p>No contributions sought.</p> <p>The combined amount that would have been sought across both Councils would have been £62,222.88. The MUGA facility proposed, including floodlights, would cost in excess of £150,000 on its own, whilst</p>

	improvements to the football pitch and new changing rooms are also proposed.
Community facilities	No contributions sought
Affordable housing	100% provision on site. All to be for Council rent
County Council – Education / Refuse	
Early years	No contributions sought
Primary School	No contributions sought
Secondary School	No contributions sought
Life Long Learning (Libraries)	No contributions sought
Strategic waste	No contributions sought
Maintenance of 'Keep Clear' area at St Catharine's Road/Arbury Road signalised junction	£20,000 (figure accounts for the wider scheme, not each application)
Monitoring	No contributions sought
NHS	TBC

121. Subject to the completion of a S106 planning obligation to secure the above infrastructure contributions and 100% affordable housing provision, Officers are satisfied that the proposal accords with the Local Plan requirements.

Other Matters

122. Many of the third party representations have been discussed in the above commentary. The remainder are covered below.

Mental health impacts due to loss of green space

123. Representations have raised concerns about the impact of the loss of open space on the mental health of local people. Whilst there is undoubtedly a correlation between open space and mental wellbeing, it is not considered that the loss of a small percentage of the protected area would have a detrimental impact on the mental health of local people.

124. Indeed, when the improvements to the quality and usability of the remainder of the open space are considered, Officers contend that the proposal may well help to improve mental health.

Who will maintain play equipment?

125. The maintenance of the play equipment would be the responsibility of the City Council, as per the existing situation.

126. Officers do not consider this to be an issue, and certainly not a reason to warrant refusal of this application.

Poor consultation by Council

The Council have consulted in a manner which is above and beyond their statutory requirement with respect to the planning application. Approximately 1100 letters have

127. been sent out to surrounding properties alerting them to the proposal, whilst site notices have been erected and adverts placed in the local press.

It is noted that concerns had been raised by residents about the lack of visible site notices. Officers checked this, and confirmed that they were no longer present in the locations they were erected. As a result, replacement notices were erected and a further 21 days were provided for comments to ensure that no parties were prejudiced.

128.

School will be overlooked

The school is sited some 50m away from the nearest part of the proposed development, and that is the community centre. The nearest residential properties proposed are in excess of 80m away while the nearest properties within the South Cambs part of the development are in excess of 115m away.

129.

These sizeable distances would ensure that there is no unacceptable level of overlooking. It is also worthy of note that the school, who have been consulted on the application, have raised no concerns to the proposal.

130.

Issues with access to the Council's public access database

It is acknowledged that there have been occasional issues with access to the council's public access database. However, the increased period of consultation, as well as the ability for people to contact the Planning Department directly (as some people have done) satisfies Officers that nobody has been prejudiced by the temporary and occasional IT issues encountered.

131.

Poor communication from Developers re exhibitions

Concerns have been raised about the level, and adequacy, of communication from the developers in the development of the proposal.

132. From a legal point of view, there is no statutory obligation for a developer to engage with local residents on proposals although it is broadly considered to be best practice.

133. In this instance, the developer has held a number of exhibitions and events to inform people of the proposed development and seek feedback. The feedback received has resulted in changes being made to the scheme, including a reduction in the amount of open space being taken up by the development, and this is acknowledged in a number of the comments received.

134.

With the above in mind, the level of communication undertaken is not an appropriate reason for this application to be refused, although it is considered that significant communication has been made.

135.

Not enough lifts/stairs in blocks

A representation has been received in this respect. The comment particularly refers to a consultee response from the Council's Affordable Housing Officer who states that the preference is for more lifts to accommodate the number of flats per floor. However, this is just a preference and there is no planning policy stance to support this as a necessity.

136.

In addition, the Fire Service have been consulted and have raised no concerns with this. They have sought a condition requiring a scheme for fire hydrants, to be provided,

137. but this is not in direct relation to concerns over the number of stair/lift cores within the buildings.

Increased crime

Concerns have been raised about a possible increase in crime as a result of this proposal.

138. It is worthy of note that the police have been consulted on the proposal and have raised no objections, and expect the development to achieve a gold standard – indicating a highly security conscious design.

139. The proximity of the community centre and residential dwellings to the open space would provide increased natural surveillance, while the inclusion of more pathways and increased permeability of the site would reduce the number of secluded parts of the site.

140. With the above in mind, Officers are content that the development as proposed would not result in an increase in crime.

141. Loss of a perfectly good community centre

A representation has been received questioning why the existing community centre is to be demolished.

142. From a planning perspective, the condition of an existing building is not a material consideration and cannot form a reason for refusal. In addition, it is noted that the replacement structure would have greater sustainability benefits – reaching BREEAM Gold standard.

143. Gold standard.

Planning Balance and Conclusion

144. The application provides much needed Council rented accommodation of a tenure type that meets an identified, and growing, need within the local area.
145. The proposal would result in the loss of an existing community facility but this is replaced by a BREEAM Excellent standard building within the wider site.
146. Although the proposal results in the loss of a small amount (6.4% across the entire site) of open space, the remaining space would be significantly improved with respect to accessibility, permeability, ecology, recreation, and functionality. The proposal would also provide a significant amount of new Council housing.
147. In conclusion, after taking account of all relevant national and local planning policies and third party concerns, Officers consider the application should be approved subject to conditions, informatives and a S106 agreement securing the tenure and affordability of the housing units.

Recommendation

148. **APPROVE** subject to a S106 in accordance with paragraph 121 and the following conditions and informatives:

GENERAL

1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2 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.

3 Notwithstanding the plans hereby approved, all dwellings shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Local Plan policy HQ/1).

4 Notwithstanding the plans hereby approved, four of the dwellings shall be constructed to meet the requirements of Part M4(3) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Local Plan policy HQ1).

5 Prior to the commencement of the development, a detailed public art strategy, developing the framework provided in the submitted Public Art Strategy and Delivery Plan dated December 2019, shall be submitted to, and approved in writing by, the Local Planning Authority.

The development shall be carried out in accordance with the approved detail, and retained as such.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) (Cambridge Local Plan 2018, Policy 56).

6 With the exception of the temporary car park to serve the community centre, no development above ground level shall commence 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 treatments, incorporating where practicable, a method of dispersal for hedgehogs, to be erected. The boundary treatment shall be completed before the uses hereby permitted are commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Local Plan policy HQ/1).

7 Prior to first occupation of any dwelling, the manoeuvring and car and cycle parking areas required for that dwelling, as well as respective cycle stores, shall be provided as shown on the drawings hereby approved and retained free of obstruction.

Reason: In the interests of highway safety and to ensure an adequate level of parking provision is retained (Local Plan policy TI/3).

HIGHWAYS:

8 Prior to the commencement of each phase of the development, a traffic management plan for that phase of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Local Plan policy HQ/1).

9 Prior to first occupation/use of the development hereby approved, a scheme and programme for modifications to the pedestrian crossing on Arbury Road and the provision of a 'keep clear' area at the St Catharine's Road/Arbury Road signalised junction has been submitted to, and approved, by the Local Planning Authority as part of a Section 278 agreement, under the Highways Act 1980. The highway works shall be implemented in accordance with the approved details prior to the first use of the development, and retained thereafter.

Reason: in the interests of highway safety (Local Plan Policy HQ/1).

DRAINAGE/LLFA:

10 With the exception of the temporary car park to serve the community centre, no above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers Ltd (ref: TT/CC/P18-1607/09 Rev A) dated 16 March 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 the first dwelling.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity (Local Plan policy CC/9)

11 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 of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Local Plan policy CC/9).

ENV HEALTH:

12 No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched 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 protect the amenity of the locality, especially for people living and/or working nearby (Local Plan policy HQ/1).

13 There shall be no burning of any waste or other materials on the site, without prior consent from the Environment Agency. A D7 exemption registered with the Environment agency is required.

Reason: To protect the amenity of nearby local residents (Local Plan policy HQ/1).

14 With the exception of the temporary car park to serve the community centre, no development shall commence until a written scheme has been submitted to and agreed in writing by the local planning authority that specifies the provisions to be made for the level of illumination of the site and to control light pollution. The scheme shall be implemented and maintained for the lifetime of the approved development and shall not be altered without the prior written approval of the local planning authority.

Reason: To protect the amenity of the locality, in terms of light pollution especially for people living and/or working nearby (Local Plan policy HQ/1).

15 EV Bespoke – Electric Vehicle Charge Points

The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing MEA-EV01 (dated 17.12.2019) shall be fully installed and operational before final occupation of the residential units and shall be retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs, 110, 170 and 181, Cambridge City Council's adopted Air Quality Action Plan (2018) (Local Plan policies TI/2 and HQ/1).

SUSTAINABILITY:

16 Water efficiency

No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Local Plan policy CC/4).

17 Energy and Carbon Reduction

The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions

in CO₂ emissions of at least 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

- a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
- b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;

Where on-site renewable or low carbon technologies are proposed, the statement shall also include:

- c) A schedule of proposed on-site renewable energy technologies, their location, design and specification, and a maintenance programme; and
- d) Details of any mitigation measures required to maintain amenity and prevent nuisance.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Local Plan policies CC/2 and CC/3).

NATURE CONSERVATION

18

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to development above slab level (with the exception of the temporary car park to serve the community centre). The content of the LEMP shall include the following: a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management, including how positive gains in biodiversity will be achieved. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five year period). g) Details of the body or organisation responsible for implementation of the plan. h) Ongoing monitoring and remedial measures. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form 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 improve the bio-diversity contribution of the site (Local Plan policy NH/4).

19

With the exception of the temporary car park to serve the community centre, 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: a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) 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). d) The location and timings of sensitive works to avoid harm to biodiversity features. e) The times during which construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs if applicable. The approved CEcMP shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To improve the bio-diversity contribution of the site (Local Plan policy NH/4).

TREES

20

Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity (Local Plan policies HQ/1 and NH/2).

21

Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity (Local Plan policies HQ/1 and NH/2).

22

The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity (Local Plan policies HQ/1 and NH/2).

23

If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 (Local Plan policies HQ/1 and NH/2).

CAMBS AIRPORT

24

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The submitted plan shall include details of:

- monitoring of any standing water within the site temporary or permanent
- sustainable urban drainage schemes (SUDS) – Such schemes shall comply with Advice Note 6 ‘Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/policycampaigns/operations-safety/).
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advice Note 8 ‘Potential Bird Hazards from Building Design’ (available at www.aoa.org.uk/policycampaigns/operations-safety/) * See next page for information *
- reinstatement of grass areas
- maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- monitoring of waste imports (although this may be covered by the site licence)
- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- signs deterring people from feeding the birds.

The Bird Hazard Management Plan shall be implemented as approved on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment.

LANDSCAPING

25

Hard and soft landscaping: No development above ground level, other than demolition and the construction of the temporary car park to serve the community centre, shall commence

until remaining details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure (fences and walls); SUDs features in paving, minor artefacts and structures (e.g. refuse and cycle, or other storage units, signs, lighting); proposed services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports). Soft Landscape works shall include: written specifications including cultivation and other operations associated with plant and grass establishment; specification/method statement for over-seeding/plug planting in existing perimeter woodland areas, specification/method statement for relaying and improving the drainage for the playing pitches, protection of new planting in existing perimeter woodland areas, and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Local Plan policies NH/2 and HQ/1)

26

Earthworks: No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall include SUDs features in soft landscape areas. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of the earthworks are acceptable. (Local Plan policies NH/2 and HQ/1)

27

Landscape maintenance and management plan: Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. The management plan should particular attention to maintenance of SUDs features, removal of any protection to the perimeter planting etc, management of wildflower areas and the management of green roofs.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft andscape is provided as part of the development. (Local Plan policies NH/2 and HQ/1)

28

Green (biodiverse) Roofs:

Green roofs can be biodiverse (green/brown) extensive roofs, or intensive (roof gardens) or blue roofs. This condition focusses on biodiverse roofs. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,

- b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum,
- c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
- d) The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter,
- e) Where solar panels are proposed, bio-solar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- f) A management/maintenance plan approved in writing by the Local Planning Authority,
- g) Evidence of installation shall be required in photographic form prior to handover.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Local Plan policies NH/2 and HQ/1)

URBAN DESIGN

29

Prior to the commencement of above ground works, with the exception of the temporary car park to serve the community centre, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations of the buildings hereby approved, inclusive of bin and cycle stores, substations, and flat blocks, shall be submitted to, and approved in writing by, the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development (Local Plan policy HQ/1).

OTHER

30

Prior to first occupation or use of any part of the development hereby approved, a Parking Management Plan shall be submitted to, and approved in writing by, the Local Planning authority.

The Plan shall include, but not be limited to:

- Details of how spaces will be allocated
- Details of how the parking areas will be controlled

The development shall be carried out in accordance with the approved detail and retained thereafter.

Reason: To ensure the development does not have an unacceptable

impact on highways safety (Local Plan policy TI/3).

31

Prior to the commencement of the development, a Phasing Plan shall be submitted to, and approved in writing by, the Local Planning Authority.

The Plan should include, but not be limited to, the following:

- 1) How the development will be constructed so as to allow for the community centre use to function uninterrupted prior to the opening of the community hub hereby approved.
- 2) How the community centre will continue to be served by off-street parking during the construction of the community hub.
- 3) How the redevelopment and re-provision of open space, play equipment and associated works are to be phased to minimise the length of time an area of open space is not available for public use and to ensure areas of open space remain available for public use at all times.

The development shall be carried out in accordance with the approved detail.

Reason: To ensure the adequate and uninterrupted, availability of open space and community floorspace (Local Plan policies SC/3 and SC/8).

32

With the exception of works associated with providing the temporary car park to serve the community centre, prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

Reason: In the interests of residential safety (Local Plan policy HQ/1).

33

The provision of the allocated car club parking space and car club vehicle shall be fully implemented and operational before more than 50% of the dwellings hereby approved are occupied and shall be retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraph, 103, 110, 170 and 181 (Local Plan policy TI/3).

INFORMATIVES:

1. Finished Floor Levels:

The applicant is advised that the proposed finished floor levels are set at 150mm above the predicted flood levels, which is below the recommended freeboard allowance. Our preference would be to provide more freeboard as a contingency. For the avoidance of doubt the setting of finished floor levels (as with all other design choices) is ultimately at the applicant's risk and the Lead Local Flood Authority accept no liability for consequences of the design. The applicant is advised that, given the low amount of freeboard on the finished floor levels, that they consider flood resilient construction techniques and materials such as those outlined in the DCLG Improving the Flood Performance of New Buildings - Flood Resilient Construction guidance:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

2. Green Roofs:

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

3. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

4. Conservation: Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats.

5. De Watering: There have been changes to the licensing process for de-watering purposes. A provision of the Water Act 2003 was that abstraction of water for de-watering purposes would require an abstraction licence. This provision is now being implemented and we are inviting applications from existing abstractors from January 2018. There will be a transitional period where abstractors will have up to two years to apply for a licence of a previously exempt activity. When the 2 year application period has closed the Environment Agency can take up to a further 3 years to determine any application. More information on this and how to apply for a de-watering licence can be found on our website using the below link: <https://www.gov.uk/guidance/apply-for-a-new-abstractionlicence-for-a-currently-exempt-abstraction>

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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

22 July 2020

AUTHOR/S: Joint Director for Planning and Economic Development for
Cambridge and South Cambridgeshire

Application Number: S/2011/14/OL

Parish(es): Longstanton and Oakington

Proposal: The Outline Planning Permission:
A Development of the main Phase 2 development area for up to 3,500 dwellings, two primary schools, the secondary school, the town centre including employment uses, formal and informal recreational space and landscaped areas, the eastern sports hub, the remainder of the western sports hub (to complete the provision delivered at Phase 1), the busway, a primary road to link to the southern access, construction haul route, engineering and infrastructure works; and

B Full planning permission for the construction of a highway link (Southern Access Road (West)) between the proposed new town of Northstowe and the B1050, improvements to the B1050, and associated landscaping and drainage.

Site address: Phase 2, Land South of Longstanton Road,
Northstowe, CB24 3AB

Applicant(s): Homes England

Recommendation: a) Approve revised re-prioritisation and amendments to the s106 contributions; and

b) Approve variations to the triggers of on-site infrastructure and contributions to community sport provision.

Key material considerations: The outline planning permission
The current position
The current contributions and cost cap
The proposed re-prioritisation of contributions
Other proposed variations to the s106
Other triggers

Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Andrew Thompson – Strategic Sites Team
Application brought to Committee because:	Amendment to the agreed s106 Agreement as part of the outline planning permission
Date by which decision due:	n/a

Executive Summary

1. As part of the outline planning permission a viability exercise was carried out to determine the level of contributions and affordable housing capable of being delivered as part of Northstowe Phase 2.
2. As part of the approval a total contribution cap of approximately £73m was agreed to deliver a number of elements including the new education campus, civic hub, public transport and sports provision. The Council and County Council were duty bound by the s106 to find alternative sources of funding to deliver infrastructure should the cost cap be exceeded.
3. The s106 Agreement sets a cap on contributions at £73m (excluding indexation). The level of infrastructure exceeds this amount at £80,315,499 (excluding indexation) plus off-site flood mitigation works and sustainable drainage contingencies.
4. Following consultation with Homes England and liaison with South Cambridgeshire District Council and Cambridgeshire County Council Officers, it is considered appropriate to re-prioritise Northstowe Infrastructure s106 contributions based on what is a priority in terms of supporting future residents and what is needed as a healthy new town to succeed.
5. Authorisation is therefore sought to re-prioritise contributions in the completed s106 and remove a number of contributions, including contingencies from the s106. It is proposed that the library fit out contribution (£368,550, index linked from the signing of the original Agreement with BCIS) be included within the civic hub cost.
6. Other variations to be included are updating of the s106 to update the triggers related to the development programme and Phasing Strategy.

- Revision to Part 8 Clause 1.1(a) to deliver the Western Sports Hub

- reverting from 2,000 dwellings across Phase 1 and Phase 2 to 3,300 dwellings across Phase 2. This would be in accordance with the approved Phase 2 Phasing Strategy.
- 7.
- Revision to Part 8 Clause 1.2 to amend the trigger for the town park to 1,500 dwellings across Phase 2. The play equipment within the town park will be delivered and will be available for use by residents at the existing trigger. There will also need to be an additional clause to ensure that damage to the play equipment is kept under review during the construction process and appropriate maintenance is also undertaken as appropriate. This is in accordance with the Healthy Living Youth and Play Strategy.
 - Payment of £3.2m (with indexation) being brought forward from 2,500 dwellings across Phase 1 and 2 to 450 occupations within Phase 2 so that this reflects the delivery of the Education Campus.

Relevant Planning History

7. Northstowe as an entity has existed for approximately 20 years with the current allocation and Area Action Plan being adopted in July 2007. A number of works are ongoing in terms of the wider masterplan.
8. Phase 1 obtained outline planning permission in 2014 for 1,500 homes in a suburban context with associated infrastructure, a local centre and employment also being approved. There have been a number of detailed submissions with reserved matters being granted for 1,278 homes, play areas, parks, the water park and greenways. The primary school and community wing are operational, and the local centre square was completed in 2019.
9. Phase 2 outline planning permission was granted under planning permission reference S/2011/14/OL. This also included the detailed permission for the Southern Access Road West which is nearing completion and the planned connection to the B1050 is imminent.
10. The outline planning permission was varied slightly through four non-material minor amendments. This included:
S/2435/17/NM – Minor revision to the Parameter Plans
S/2792/18/NM – Amendment to Condition 24 (Landscape Management)
S/3255/18/NM – Amendment to the position of the Town Centre Greenway
S/3503/19/NM – Inclusion of additional commercial floorspace in Phase 2a
11. The Phase 2 Design Code was approved under planning reference S/2407/17/DC whilst the Phasing Strategy was approved under reference S/2890/18/DC

12. The Education Campus approved under County Council submissions (reference: S/0092/18/CC) is being constructed under a Phased Delivery. The Secondary School and SEND facility have begun work with the Secondary School now open.
13. The delivery of the Town Centre is of crucial importance and therefore work has commenced on the delivery mechanisms for this aim. The Town Centre Strategy was approved under S/2423/19/DC in June 2020.
14. Other Homes England Works include:
Strategic Engineering - S/4208/18/RM
Strategic Landscaping - S/1552/19/RM
Water Park - S/1002/18/RM
Earthworks - S/2940/18/RM
15. Phase 2a has been approved under planning reference S/3499/19/RM has and work has commenced on delivery on site.
16. On Phase 3 enabling work and investigation has been carried out and an application in outline for 4,000homes and associated development has also been received and is under consideration (known as Phase 3A) under planning reference 20/02171/OUT. The final submission for 1,000homes (Phase 3B) is under consideration under 20/02142/OUT.

National Guidance and Legislation

17. Town and County Planning Act 1990 (as amended)
Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Environmental Impact Assessment Regulations (2017) (as amended)
Climate Act 2008 (as amended)
Equalities Act 2010 (as amended)
National Planning Policy Framework 2019 (NPPF)
Planning Practice Guidance
National Design Guide
Community Infrastructure Levy Regulations

South Cambridgeshire Local Plan – Adopted September 2018

18. S/1: Vision
S/2: Objectives of the Local Plan
S/3: Presumption in Favour of Sustainable Development;
S/5: Provision of New Jobs and Homes;
S/6: The Development Strategy to 2031;
S/7: Development Frameworks;
S/12: Phasing, Delivery and Masterplan
SS/5: Northstowe Extension;
H/10: Affordable Housing;
SC/4: Meeting Community Needs;
SC/5: Community Healthcare Provision;
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;
TI/2: Planning for Sustainable Travel;
TI/8: Infrastructure and New Developments

Northstowe Area Action Plan – Adopted 2007

19. NS/1: The Vision for Northstowe;
NS/2: Development Principles;
NS/9: Community Services, Facilities, Leisure, Arts and Culture;
NS/10: Road Infrastructure;
NS/11: Alternative Modes;
NS/19: Public Open Space and Sports Provision;
NS/27: Management of Services, Facilities, Landscape and Infrastructure
NS/28: Timing / Order of Service Provision

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

20. Open Space in New Developments SPD - Adopted January 2009
Affordable Housing SPD
Health Impact Assessment SPD

Other Documents

21. Other documents which are material considerations include:
Northstowe Development Framework Document (August 2012)
Northstowe Development Framework Document Addendum – An exemplar in sustainable living (October 2012)

Application Site

22. Phase 2 sits to the south of Phase 1 which as stated above, is advancing in terms of housing parcels.
23. A number of key roads have been installed on Phase 2 with the Education Campus also advanced in construction with the Secondary School also opening in September 2019. Other key infrastructure, such as the northern greenway and water park are under construction. Homes England's Temporary Office is located within Phase 2 and is open and operational.
24. The Phase 2 site itself is approximately 216 hectares, including the Southern Access Road and bordered to the east by the route of the CGB, and to the west by Longstanton. The area includes the former Oakington Barracks and surrounds the existing settlement of Rampton Drift, comprised of 92 properties, originally built as part of the barracks complex, and other remaining facilities associated with the barracks including the listed pill boxes, green space; and a water tower which is the tallest structure on the site and visible feature in the wider landscape.
25. The development area also includes areas of farmland including Brookfield Farm and Larkfield Farm. It is noted these buildings, at the time of writing were being demolished.

26. To the south of the Phase 2 development area lies the proposed southern access route and land that is identified for future phases of development.
27. Despite the site being low lying and flat existing vegetation and tree belts ensure that the site is largely screened from surrounding villages and farmsteads.

Consultation Responses

28. County Council Officers have been a full and active part of the renegotiations and reprioritisation and have agreed to the proposals. There is agreement between all parties that the Civic Hub will be the most important element of Northstowe. The County Council requests that some of this budget is utilised to fund the library fit out costs. The County Council requests that the measures that now fall outside of the cost cap be retained with a later phase so that alternative funding can be identified.

OBSERVATIONS

The Outline Planning Permission

29. On 29 July 2015 the Northstowe Joint Development Control Committee approved the outline terms of the planning conditions and s106 items which were:
 - (i) the essential Section 106 items (including contingency) of the report totalling £75,533,681 and with Public Open Space maintenance sum to be calculated dependent upon the agreed housing mix, and the Homes and Communities Agency (HCA) contributing £73 million of such sum; and
 - (ii) 20% affordable housing with reviews of the affordable housing percentage taking place
 - at the expiry of 3 years from the date of the grant of the outline planning permission if substantive development has not commenced within such period prior to occupation of the 1,750th residential unit at Phase 2
 - during the period commencing with the occupation of the 2,500th residential unit and before the occupation of the 3,000th residential unit at Phase 2 in order to make acceptable in planning terms what would otherwise be unacceptable, and authorised officers to complete a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 with the Homes and Communities Agency, and on this basis:
 - (a) Outline planning permission for the development of Phase 2 of Northstowe with details of appearance, landscaping, layout and access reserved subject to conditions; and
 - (b) Full planning permission for the Southern Access Road (West) subject to conditions.
30. It was agreed that any savings achieved against particular items within the Section 106 Agreement will be re-apportioned within the overall envelope of requirements.

31. Following detailed negotiations, a further and final committee report to South Cambridgeshire District Council Planning Committee in December 2016 noted that S106 obligations totalling £73 million and affordable housing was agreed.
32. Amendments to the S106 Agreement in relation to the agreed affordable housing were approved by committee, specifically:
 - i. 10% (350) affordable rented homes to be delivered at an accelerated rate such that the affordable rented homes make up 20% of each of the early housing parcels of Phase 2, and;
 - ii. 40% (1400) starter homes, and;
 - iii. A review mechanism that would apply following the grant of reserved matters approvals for 700 starter homes. The review mechanism will address any broadening of the definition of starter homes;
33. The Committee delegated any further minor editing of the S106 Agreement to the Joint Director for Planning and Economic Development.
34. Following approval, the s106 was engrossed on 9 January 2017 by the District Council and County Council and planning permission was issued on the same day.

The Current Position

35. The s106 Agreement sets a cap on contributions at £73m (excluding indexation). The level of infrastructure contributions exceeds this amount at £80,315,499 (excluding indexation) plus off-site flood mitigation works and sustainable drainage contingencies.
36. The requirement of the s106 is that once this is reached the Local Planning Authority or County Council would have to find alternative funding to infrastructure once the cost cap is exceeded or to not deliver the project.
37. To date South Cambridgeshire District Council and Cambridgeshire County Council have received contributions totalling £15,650,420. The contributions made are set out below:

Description	Payee	Payment as at 29 July 2015 (£)	Payment when made (£) including indexation
Community Development Contribution first instalment	CCC	100,000.00	104,900.00
Noise Vibration and Monitoring Equipment Contribution	SCDC	31,625.00	33,079.75

Contaminated Land Consultant Contribution (first instalment)	SCDC	10,000.00	10,460.00
Webbs Hole Sluice Contribution (first instalment)	SCDC	368,677.41	378,576.95
Air Quality Monitoring Contribution	SCDC	124,000.00	129,456.00
S106 Monitoring Contribution	SCDC	60,000.00	60,000.00
Community Grants Scheme (Community Chest) Contribution Sch10	SCDC	30,000.00	31,320.00
Town Boards Contribution (sch10)	SCDC	42,500.00	45,715.29
Webbs Hole Sluice Contribution (remaining payment)	SCDC	245,784.94	252,384.63
First Primary School Contribution	CCC	11,820,000.00	12,714,227.90
Community Support Contribution (remaining contribution)	CCC	900,000.00	939,600.00
CGB Capital Funding Contribution (first instalment)	CCC	1,042,833.00	1,070,834.62
Cycleway Network Design Contribution	CCC	37,500.00	40,337.02
Community Transport Contribution (Sch6)	CCC	250,000.00	261,000.00
Annual Transport Monitoring Contribution (Sch6)	CCC	120,000.00	125,280.00

Cycleway Network Construction Contribution (Sch6)	CCC	412,500.00	443,707.19
Heritage Display and Interpretation Contribution (Sch12)	CCC	45,000.00	46,980.00
Contaminated Land Consultant Contribution (2nd instalment)	CCC	10,000.00	10,630.00
Total paid (£)		15,650,420.35	16,698,489.35

38. It should also be noted that the Council have received payment for the Civic Hub (c.£14.5m (index linked)) in its entirety to facilitate delivery of the Community Buildings on Northstowe. This was agreed by the Council's Cabinet in March 2020 as part of the agreement to deliver the Community Buildings on Phase 1 and 2 of Northstowe.
39. The liability on the level of contributions is therefore potentially £7,315,499 over the cost cap which either needs to be found through alternative funding or removed.

Current contributions and the Cost Cap

40. The current contributions and the relationship to the cost cap is set out in **Appendix 1**. Based on the current s106 cost cap, the impact on current contributions would be that £2,085,666 towards the guided busway, the delivery of two orchards plus the full range of contingencies would fall outside the cost cap.
41. From the Contributions with a trigger of 2,700 dwellings, £772,556 would need to be found from Post-16 education (£3.64m), the Civic Hub (£4.869m) and a range of contributions towards Orchards, a LEAP and Waste and Recycling Containers which would be below the amount to be found at £265,863 in total.
42. If all contributions are delivered for the contributions without a trigger further contribution and infrastructure the figure of £772,556 rises to £4,965,916 which would need to be found from the contribution towards a LEAP, a further Orchard, the Post 16 education contribution and the delivery of the town centre civic hub through the redirection of received funds.

The Proposed Re-Prioritisation of Contributions

43. Following consultation with the Homes England and liaison with South Cambridgeshire District Council Officers and Cambridgeshire County Council Officers and the prospect of considering re-prioritising Northstowe Infrastructure based on what is a priority in terms of supporting future residents and what is needed as a healthy new town to succeed.

44. The priority set out at **Appendix 2** has been based on discussion as to the success of Northstowe and acknowledges that the town centre civic hub, sports facilities and education for primary, secondary and SEND facilities lie at the heart of the development. Healthy living initiatives including play space and allotments and access to the guided busway are also likely to be important.
45. Further consideration for the project and up to date information. For example, it is now known that the Fire Service would not require their contribution which was puts this contribution as a low priority. The transport monitoring of £1.75m was a contingency associated with work to roads should there be additional work not identified in the wide-ranging package of improvements in the transport sections of the outline application and environmental statement. Considering the scope and scale of improvements and the lack of identified schemes to which the contribution would be used, the contribution is not considered of high priority. The lack of precise and identified schemes also creates uncertainty in the viability of the contribution.
46. The applicant has also offered to pay the contribution for the delivery of the Civic Hub (including Health, Library and Community facilities) in its entirety which has been agreed and paid separately as work to deliver this infrastructure has commenced to ensure it is delivered early.
47. It is suggested that as the Library will form part of the Civic Hub project the cost of fitting out of the Hub to serve the Library would need to be secured through the total cost of the Civic Hub project however the total budget for this fit out should be fixed at £416,000 which is the indexation of the contribution as of February 2020.

Other triggers

48. It has also become apparent that other triggers within the s106 of on-site infrastructure and the trigger for the Education Campus are also in need of revision. These include:
 - Revision to Part 8 Clause 1.1(a) to deliver the Western Sports Hub reverting from 2,000 dwellings across Phase 1 and Phase 2 to 3,300 dwellings across Phase 2. This would deliver this element in accordance with the approved Phase 2 Phasing Strategy.
 - Revision to Part 8 Clause 1.2 The trigger for the town park to 1,500 dwellings across Phase 2. The play equipment within the town park will be delivered and will be available for use by residents at the existing trigger. We will also need to ensure that damage to the play equipment is kept under review during the construction process and appropriate maintenance is also undertaken as appropriate. This is in accordance with the Healthy Living Youth and Play Strategy.
 - Payment of c.£3.2m (with indexation) being brought forward from 2,500 dwellings across Phase 1 and 2 to 450 occupations within Phase 2 so that

this reflects the delivery and completion of the Education Campus. Based on current indexation rates this figure could rise to approximately 3.7m.

Recommendation

49. That the s106 be varied to revised triggers to ensure that the re-prioritised infrastructure set out at Appendix B is delivered as a priority and that the proposed elements that now fall outside the cost cap, will need to be identified through alternative funding. The s106 is also varied to reflect the approved delivery strategy, specifically:
- Revision to Part 8 Clause 1.1(a) to deliver the Western Sports Hub reverting from 2,000 dwellings across Phase 1 and Phase 2 to 3,300 dwellings across Phase 2. This would deliver this element in accordance with the approved Phase 2 Phasing Strategy.
 - Revision to Part 8 Clause 1.2 The trigger for the town park to 1,500 dwellings across Phase 2. The play equipment within the town park will be delivered and will be available for use by residents at the existing trigger. We will also need to ensure that damage to the play equipment is kept under review during the construction process and appropriate maintenance is also undertaken as appropriate. This is in accordance with the Healthy Living Youth and Play Strategy.
 - Payment of c.£3.2m (with indexation) being brought forward from 2,500 dwellings across Phase 1 and 2 to 450 occupations within Phase 2 so that this reflects the delivery and completion of the Education Campus. Based on current indexation rates this figure could rise to approximately 3.7m.

APPENDIX 1 – CURRENT/DO NOTHING SCENARIO

Key:

Green	Within Cost Cap
Amber	Potentially paid/delivered depending on contingencies/unknown triggers etc called in
Red	Outside Cost Cap

Trigger	Contribution	Amount	Cumulative Total
0	Contaminated Land Consultant Contribution (remaining instalments)	30,000	15,680,420
	Orchards 4 and 8	11,250	15,691,670
	Rampton Drift SIP	97,000	15,788,670
1	Community Building Contribution (library and health)	9,699,203	25,487,873
	Library Capital Fit out	368,550	25,856,423
	Library Revenue	461,160	26,317,583
	Community Endowment	100,000	26,417,583
500	First Primary School Revenue	50,000	26,467,583
	Waste and Recycling Containers Contribution 1	53,750	26,521,333
	Orchards 2	5,625	26,526,958
	Sports Pitches West	731,266	27,258,224
	Town Park	2,756,673	30,014,897
	LEAP 1	112,405	30,127,302
700	CGB 1	1,042,833	31,170,135
	Allotments 2	25,000	31,195,135
	Orchards 6	5,625	31,200,760
1000	Secondary Education Provision Contribution	10,570,000	41,770,760
	Special School Contribution	2,760,120	44,530,880
	Special School Revenue	29,172	44,560,052
	Dual Use Indoor Sports Contribution	3,208,649	47,768,701
	Dual Use Indoor Sports Revenue	170,000	47,938,701
	Sports pavilion	1,500,000	49,438,701
	Sports pavilion revenue	135,000	49,573,701
	Sports Hub East	3,853,290	53,426,991
	Sports Hub East Revenue	270,000	53,696,991
	Waste and Recycling Containers Contribution 2	53,750	53,750,741
	NEAP	274,414	54,025,155
	LEAP 3	112,405	54,137,560
1400	CGB 2	1,042,833	55,180,393
1500	Second Primary School Contribution	8,570,000	63,750,393
	Second Primary School Revenue	50,000	63,800,393
	Waste and Recycling Containers Contribution 3	53,750	63,854,143
2100	CGB 3	1,042,833	64,896,976
	Waste and Recycling Containers Contribution 4	64,500	64,961,476
	Allotments 1	50,000	65,011,476

Trigger	Contribution	Amount	Cumulative Total
	Orchards 1	5,625	65,017,101
2700	Community Building Contribution (community)	4,849,602	69,866,703
	Community Building Revenue 1	83,333	69,950,036
	Waste and Recycling Containers Contribution 5	64,500	70,014,536
	Orchards 7	5,625	70,020,161
	LEAP 2	112,405	70,132,566
	Post 16 contribution	3,640,000	73,772,566
2700	Outside cost cap	772,556	
2800	CGB 4	1,042,833	74,815,399
	Community Building Revenue 2	83,333	74,898,733
3000	Orchards 5	5,625	74,904,358
	Community Building Revenue 3	83,333	74,987,691
3300	CGB 5	1,042,833	76,030,524
	Waste and Recycling Containers Contribution 6	86,000	76,116,524
	Orchards 3	5,625	76,122,149
		Total	76,122,149

The following contributions have no trigger and could be paid anytime:

Contribution	Amount	Cumulative Total
Fire Strategy	1,820,000	77,942,149
Capital Transport Monitoring Measures Contribution (contingency)	1,750,000	79,692,149
Parking Management / Traffic Regulation Orders (contingency)	50,000	79,742,149
Traffic Noise and Vibration Mitigation Contribution (contingency)	70,000	79,812,149
Contaminated Land Consultant Contingency Cost Cap (contingency)	100,000	79,912,149
Drainage Upgrade & Maintenance Contribution (revenue)	185,850	80,097,999
Off Site Flood Mitigation 1st, 2nd and 3rd Works Contribution	73,500	80,171,499
Off Site Flood Mitigation 4th Works Contribution (contingency)	tbc	
On-site SUDS contribution (contingency)	tbc	
Waste Collection Contribution	119,000	80,290,499
Burial Land	25,000	80,315,499

APPENDIX 2 – PROPOSED RE-PRIORITISATION

Key:

Green	Inside Cost Cap
White	Outside Cost Cap

Works or Contribution	Item	S106 ref (works) / Contribution payable to	Sum	Priority
Contribution	Community Building Contribution	SCDC	£14,548,805	1
Works	Sports hub (east)	s106 Sch 14 (inc BMX track)	£3,853,290	2
Works	Formal Park (town park)	s106 Sch 14 (1.2 Ha min) App 23 plan	£2,756,673	3
Works (or contribution tbc)	Sports Pavilion	s106 - Sch 14 / Spec ann 17 To be located on Sports Hub	£1,500,000	4
Contribution	Dual Use Indoor Sports Centre	CCC	£3,208,649	5
Contribution	Secondary Education Provision Contribution	CCC	£10,570,000	6
Contribution	Special School Provision Contribution	CCC	£2,760,120	7
Contribution	Second Primary School Contribution	CCC	£8,570,000	8
Works	Allotments x 2	s106 Sch 9 Design Code page 21	£75,000	9
Works	LEAP 1 - Town Park	s106 Sch 14 Design Code page 21	£112,405	10
Works	LEAP 2 - Formal/Central Greenway	s106 Sch 14 Design Code page 21	£112,405	11
Works	LEAP 3 - Rampton Rd Greenway	s106 Sch14 Design Code page 21	£112,405	12
Works	SIP - Ramton Rd Greenway (East)	HLYPS - Fig 2.4 (p20)	£97,000	13
Contribution	CGB Capital Contribution (remaining contribution)	CCC	£5,214,165	14

Works or Contribution	Item	S106 ref (works) / Contribution payable to	Sum	Priority
Works	NEAP	s106 Sch 14 Parameter plan/App 23 plan	£274,414	15
Contribution	Primary Education Provision Contribution (revenue)	CCC	£100,000	16
Works	Sports pitches (west)	s106 Sch 14	£731,266	17
Works	Burial Land	s106 Sch 9 and Cond 62 Site not yet identified	£25,000	18
Works	Orchards x 8	s106 Sch 9 Design Code page 21	£45,000	19
Contribution	Post 16 Provision Contribution	CCC	£3,640,000 Figure at end: £73,957,017.35 Figure up to Cap: £2,682,982.65	20
Contribution	Library Facility (Capital/fit out)	CCC	£368,550	21
Contribution	Community Building (revenue)	CCC	£250,000	22
Contribution	Library Facility (revenue)	CCC	£461,160	23
Contribution	Sports Pavilion (revenue)	SCDC	£135,000	24
Contribution	Dual Use Indoor Sports Centre (revenue)	CCC	£170,000	25
Contribution	Sports Hub East (revenue)	SCDC	£270,000	26
Contribution	Community Endowment (revenue)	SCDC	£100,000	27
Contribution	Waste and Recycling Containers Contribution	SCDC	£376,250	28
Contribution	Waste Collection Contribution	SCDC	£119,000	29
Contribution	Special School Provision (revenue)	CCC	£29,172	30

Works or Contribution	Item	S106 ref (works) / Contribution payable to	Sum	Priority
Contribution	Parking Management / Traffic Regulation Orders (contingency)	CCC	£50,000	31
Contribution	Traffic Noise and Vibration Mitigation Contribution (contingency)	SCDC	£70,000	32
Contribution	Off Site Flood Mitigation 1st, 2nd and 3rd Works Contribution	SCDC	£73,500	33
Contribution	Drainage Upgrade & Maintenance Contribution (revenue)	SCDC	£185,850	34
Contribution	Contaminated Land Consultant Contribution (remaining instalments)	SCDC	£30,000	35
Contribution	Contaminated Land Consultant Contingency Cost Cap (contingency)	SCDC	£100,000	36
Contribution	On-site SUDS contribution (contingency)	tbc	TBC	37
Contribution	Off Site Flood Mitigation 4th Works Contribution (contingency)	SCDC	TBC	38
Contribution	Fire Strategy (contingency)	SCDC	£1,820,000	39
Contribution	Capital Transport Monitoring Measures Contribution (contingency)	CCC	£1,750,000	40

Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

22nd July 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number:	S/0123/20/FL
Parish(es):	Willingham Parish
Proposal:	Erection of 5 bedroom house and 1 bedroom ancillary annex with associated parking
Site address:	130 Rampton Road, Willingham, Cambridgeshire, CB24 5JF
Applicant(s):	South Cambridgeshire District Council
Recommendation:	Approval
Key material considerations:	Principle of Development Impact on the Character and Appearance of the Area Highway Safety and Parking Neighbour Amenity Other Matters
Committee Site Visit:	N/A
Departure Application:	Yes
Presenting Officer:	Luke Simpson (Consultant Planning Officer)
Application brought to Committee because:	Parish call-in
Date by which decision due:	10 th March 2020

Executive Summary

1. 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)
2. 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.
3. 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 fallback position and the other extant planning permissions to the east and west of the site. Furthermore, Planning Officers have only identified a minor conflict with the purposes of Policy S/7.

5. The proposed development is compliant with all other relevant Local Plan policies, subject to the conditions recommended and set out in this report.
6. Planning Officers therefore recommend that planning permission is granted subject to conditions and informatives.

Relevant Planning History

7. S/4070/18/FL – Erection of detached dwelling and associated parking - Approved

S/3775/17/OL- Proposed detached dwelling and ancillary access arrangements, with some matters reserved except for access.-Approved

S0544/97/O- Dwelling and Garage-Approved

S/0338/99/RM-House-Approved

S/1209/99/F- Change of Use from Agricultural to Garden Land and Erection of Triple Garage-Approved

S/1285/99/F- House (Amended Design to Include Conservatory, Covered Area, Wall and Gates)-Approved

S/1961/00/F- Garage with Playroom Over-Refused

S/0134/01/F- Garage with Games Room Over-Refused

S/1476/04/F- Siting of Mobile Home as Annexe for Dependent Parent-Approved

Adjacent history:

8. 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
9. 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
10. 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)
11. 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).

S/4280/17/OL at 124 Rampton Rd - Outline planning permission for a proposed

12. dwelling and ancillary access arrangements with some matters reserved except for access (Approved).
13. 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

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

South Cambridgeshire Local Plan 2018

15. 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
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):

16. Trees & Development Sites SPD - Adopted January 2009
District Design Guide SPD - Adopted March 2010

Consultations

17. **Willingham 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.’

Local Highway Authority – 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)

Tree Officer – No objection

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.

Drainage Officer – No objection subject to details of foul and surface water drainage to be submitted prior to commencement of development.

Ecology Officer – No objection subject to conditions as follows:

- 1: Construction period or mitigation to protect nesting birds
- 2: Scheme of ecological enhancement

Representations

18. None received

Site and Surroundings

19. 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.
20. 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.
21. 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).
22. 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.
23. The site is located within flood zone 3 (low risk). Part of the site is identified as being

at risk from surface water flooding.

24. Willingham is a Minor Rural Centre (Local Plan Policy S/9).

Proposal

25. The Applicant seeks planning permission for the erection of a two storey detached dwelling, 1 bedroom annexe and associated parking
26. 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.
27. 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.
28. 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.
29. 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).
30. 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.
31. 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

32. 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.

33. 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.
34. In addition, the Council has granted planning permission for two dwellings, one either side of the application site, at 124 and 132 Rampton Road.
35. 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:

1: To help guard against incremental growth in unsustainable locations; and

2: To protect the countryside from gradual encroachment
36. 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.
37. 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 the existing consented development, however, on balance Planning Officers are satisfied that this would not result in any significant harm to the second purpose of Local Plan Policy S/7. 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'.
38. 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.
39. 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.

Character and Appearance

40. 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 directly approved 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.
41. 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.
42. 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.
43. The scale of the proposed dwelling is acceptable. The proposed dwelling would not be any higher than the maximum ridge height of the approved dwelling. 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.
44. The Parish Council has objected partly on the basis that the proposed development would be overdevelopment of the plot. It is noted 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.
45. 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.
46. 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.
47. 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.
48. 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).

Highway Safety and Parking

49. 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.
50. The Local Highway Authority 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)

- 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.
- 51.

Neighbour and Occupier Amenity

52. 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.

53. 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.

54. 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.

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.

55. Neither of the approved dwellings have windows facing directly into the site (other than obscure glazed windows).

56. 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.

57. Local Plan Policy H/12 sets out the Council's residential space standards. The proposed dwelling would comply with these standards.

58. The Council's District Design Guide recommends that residential units should be provided with access to the following sizes of private amenity space. Each house with 3 bedrooms or more should have private garden space of 50sqm in urban settings and 80sqm in rural settings. The proposed dwelling has 5 bedrooms and therefore requires 80sqm 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.

Other matters

Drainage

59. 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

60. 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

61. 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

62. 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.

63. Planning Officers consider that a condition on construction hours is reasonable and necessary but that the other matters can all be addressed through informatives.

Planning Balance and Conclusion

64. 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 fallback position and the other extant planning permissions to the east and west of the site. Furthermore, Planning Officers have only identified a minor conflict with the purposes of Policy S/7.

65. The proposed development is compliant with all other relevant Local Plan policies, subject to the conditions recommended and set out in this report.

66. Planning Officers therefore recommend that planning permission is granted subject to conditions and informatives.

Recommendation

67. APPROVE – subject to the following conditions and informatives:

Conditions

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.)
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.

3) Two pedestrian visibility splays of 2m x 2m 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).

- 4) 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).

- 5) 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).

- 6) 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).

- 7) 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).

- 8) 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. 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).

- 9) 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).)

- 10) 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)

- 11) 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).

- 12) 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)

- 13) 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).

- 14) 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.)

- 15) 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.)

- 16) 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.)

- 17) 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)

- 18) 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)

- 19) 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 in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

20) 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

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.

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

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
Telephone Number:

Consultant Planning Officer
07704018437

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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

22 July 2020

AUTHOR/S: Joint Director of Planning and Economic Development

TPO Number: TPO 0002 (1978)

Parish(es): Caxton

Proposal: Serve a provisional Tree Preservation Order

Site address: Land at Bourn Road, Caxton

Recommendation: Tree Preservation Order to be served

Committee Site Visit: No

Presenting Officer: Miriam Hill, Trees Officer

Application brought to Committee because: It is required to under the Council Scheme of Delegation

1.0 Executive Summary

1.1 The proposal is to reserve part of an existing TPO 0002 (1978).

1.2 Local Authorities are advised to reassess existing Orders from time to time to ensure that the protection is still merited, and the Order contains up-to-date information. The existing Tree Preservation Order (TPO) dates from 1978 and some of the trees it protected do not exist now. Reserving the TPO will allow the remaining trees to be protected for the future.

1.3 There are two trees of value remaining and reserving a TPO will protect them for the future.

1.4 In accordance with the Council's Constitution, the provisional TPO comes before Planning Committee for permission to reserve a TPO.

2.0 Relevant Law

2.1 Town and Country Planning Act 1990 Part VIII
Town and Country Planning (Tree Preservation) (England) Regulations 2012
Planning Act 2008 Section 192
Localism Act 2011 Part 6

3.0 Consultations

3.1 The Parish Council are aware that South Cambs are reviewing the existing Orders and potentially making new Orders to better reflect the current treescape.

3.2 The formal consultation stage occurs when a provisional Order is served.

4.0 Site and Surroundings

4.1 The trees stand within a field at the junction of Bourn Road and Royston Road. This is a main entrance into the village of Caxton.

5.0 Proposal

5.1 The proposal is to serve a provisional TPO on those with an interest in the land and invite those parties an opportunity to submit objections, comments or representations. The responses will be considered and aid the decision to amend, confirm or not confirm the Order.

5.2 Should the new Order be confirmed, the old Order will be revoked to ensure the Councils records are maintained and in good administrative order.

6.0 Assessment of the trees

6.1 The key consideration is, is it 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'.

6.2 Amenity is not defined in law and therefore it is left for local authorities to exercise their judgement. The trees must have reasonable health, visibility and individual, collective or wider impact. Other factors may be considered, such as importance to nature conservation or response to climate change, but only if the trees achieve the basic qualifying factors.

6.3 To record the value of the trees to the District a 'TPO Evaluation Sheet' has been drawn up. This identifies each tree and records their merits.

6.4 The trees appear to be in reasonable health, are visible from a public place and are aesthetically pleasing. The Wellingtonia is a 'landmark' tree, notable as an unusual species. The oak has the potential to be a magnificent tree in future decades.

7.0 Recommendation

7.1 The Tree Officer recommends that the Committee APPROVES the issuing of a provisional TPO.

8.0 Background Papers:

10.1 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.

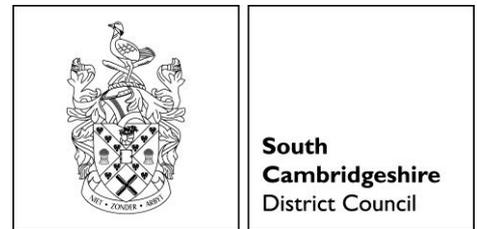
- CAXTON Bourn Road TPO Evaluation Sheet
- CAXTON Bourn Road Tree Location Plan

Report Author:

Miriam Hill
Telephone Number: 07514 922 461

Trees Officer

Agenda Item 9



REPORT TO: Planning Committee

10th July 2020

LEAD OFFICER: Joint Director of Planning and Economic Development

Enforcement Report

Executive Summary

1. There are currently 98 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.

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.

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.

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.

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 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	224	144
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 January and 30 June 2020

Type of Notice	Period	Calendar Year to date
	January 2020	2020
Enforcement	3	3
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 January and 30 June 2020

Ref. no.	Village	Address	Notice issued
SCD-ENF-614-19 Constructed a garage on land without planning permission	Graveley	Duck End Farm House, Offord Road	Enforcement Notice
SCD-ENF-347-19 Erected fencing exceeding 1 metre in height adjacent to the highway	Linton	2 Palmers Close	Enforcement Notice
SCD-ENF-214-18 Change of Use dwelling curtilage to storage of coaches	Foxton	22 Cambridge Road	Enforcement Notice

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