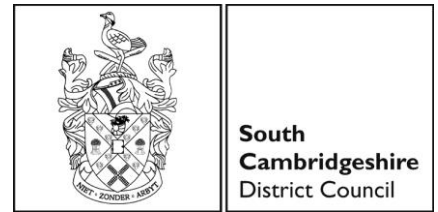


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6 July 2021

To: Chair – Councillor Pippa Heylings
Vice-Chair – Councillor Henry Batchelor
All Members of the Planning Committee - Councillors Dr. Martin Cahn,
Peter Fane, Geoff Harvey, Dr. Tumi Hawkins, Judith Rippeth,
Deborah Roberts, Heather Williams, Dr. Richard Williams and
Eileen Wilson

Quorum: 3

Substitutes Councillors Nick Wright, Sue Ellington, Grenville Chamberlain,
if needed: Mark Howell, Dr. Shrobona Bhattacharya, Graham Cone,
Dr. Claire Daunton, Anna Bradnam, Brian Milnes and Jose Hales

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber - South Cambs Hall** (but see note below) on **Wednesday, 14 July 2021 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 page of the Council's website displaying the agenda , 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

Important information for public speakers and those wishing to observe proceedings

Pages

Following the end of temporary legislation allowing for public meetings to be conducted entirely virtually, it is now possible for public speakers to attend a meeting and speak in person. However, because we still need to follow government advice on indoor gatherings and social distancing, the seating available for members of the public will be severely restricted. We therefore would urge you to observe proceedings or participate remotely if possible. If you feel you really need to be present in person, please contact Democratic Services and request a place. Seats might only become available when other people leave the meeting.

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 Previous Meeting

1 - 22

To authorise the Chair to sign the Minutes of the meetings held on 26 May 2021 and 9 June 2021, and the Extraordinary meeting held on 19 February 2021 as correct records.

5. 20/05253/FUL - Waterbeach (Cambridge Innovation Park, Denny End Road)

23 - 66

Hybrid application for the expansion of existing business park to create a sustainable campus comprising - (i) Full application for the erection of two office (Class E) buildings, together with landscaping, SuDS, earthworks and associated works; (ii) Outline application (matters of access and scale to be considered, all other matters reserved) for the erection of additional office (Class E) floorspace, together with landscaping, SuDS, earthworks, renewable energy generation/storage, new pedestrian and cycle routes, cycle and parking facilities and associated works.

6.	S/4252/19/FL - Fowlmere (Cherry Tree Field, Shepreth Road)	67 - 98
	Conversion of cowsheds to 3 bedroom house with internal annex and stable building.	
7.	21/01390/HFUL - Fulbourn (24 Shelford Road)	99 - 106
	Demolition of existing rear extension and construction of a two-storey side and single-storey rear extension.	
8.	21/01024/OUT - Harston (Land adjacent to 12 Church Street)	107 - 118
	Outline planning permission for a two-storey self-build dwelling with all matters reserved.	
9.	21/0662/TTHR - Cottenham (Land at Setchel Drove and Smithy Fen)	119 - 122
	Proposal to remove five 7-metre sections of hedgerow to facilitate the laying of a new sewer.	
10.	Tree Preservation Order 0011 (1985) - Land to the north of Eltisley Wood, Eltisley	123 - 124
11.	Tree Preservation Order 0016 (1989) - 8 Old Camps Castle, High Street, Castle Camps (also known as New Inn)	125 - 126
12.	Caxton (Firs Farm, St Peters Street, Caxton, CB23 3PJ)	127 - 130
13.	Review of Local List of Validation Requirements for Planning Applications	131 - 178
14.	Enforcement Report	179 - 186
15.	Appeals against Planning Decisions and Enforcement Action	187 - 194

GUIDANCE NOTES FOR MEMBERS OF THE PUBLIC FOR REMOTE MEETINGS

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

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

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

Exclusion of Press and Public

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege

and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

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

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

Notes

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

Agenda Item 4

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Friday, 19 February 2021 at 10.00 a.m.

PRESENT: Councillor John Batchelor – Chair
Councillor Anna Bradnam – Vice-Chair of the meeting

Councillors: Henry Batchelor (substitute) Dr. Martin Cahn
Grenville Chamberlain Peter Fane
(substitute)
Geoff Harvey (substitute) Deborah Roberts
Heather Williams Dr. Richard Williams
Eileen Wilson (substitute)

Officers in attendance for all or part of the meeting:

David Allatt (Transport Assessment Manager), Christopher Carter (Delivery Manager - Strategic Sites), Dr Jon Finney (Development Control Engineer City and South, Cambridgeshire County Council), Mike Huntington (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer) and Ian Senior (Democratic Services Officer)

Councillor Dr. Tumi Hawkins was in attendance, by invitation.

1. Chair's announcements

For the benefit of members of the public viewing the live webcast of the meeting, the Chair 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

Councillors Dr. Tumi Hawkins, Pippa Heylings. Judith Rippeth and Nick Wright sent apologies for apologies. Their respective substitutes were Councillors Eileen Wilson, Henry Batchelor, Geoff Harvey and Grenville Chamberlain.

3. Declarations of Interest

Councillor Henry Batchelor declared a non-pecuniary interest in Minute 4 (S/3440/18/OL -

Bourn (Bourn Airfield)) as a member of Cambridgeshire County Council.

Councillor Anna Bradnam declared a non-pecuniary interest in Minute 4 (S/3440/18/OL - Bourn (Bourn Airfield)) as a member of Cambridgeshire County Council.

Councillor Grenville Chamberlain declared a non-pecuniary interest in Minute 4 (S/3440/18/OL - Bourn (Bourn Airfield)) as the local Member for Hardwick, a ward neighbouring the application site.

Councillor Dr. Tumi Hawkins declared a non-pecuniary interest in Minute 4 (S/3440/18/OL - Bourn (Bourn Airfield)) because she lived in a property on West Drive, Caldecote, immediately adjacent to the development site. Councillor Hawkins had stepped down from the Planning Committee for this meeting and would address Members purely as the local District Councillor.

Councillor Heather Williams declared a non-pecuniary interest in Minute 4 (S/3440/18/OL - Bourn (Bourn Airfield)) as a member of the Greater Cambridge Partnership Joint Assembly, referred to in the report from the Joint Director of Planning and Economic Development. Councillor Heather Williams did not consider there to be any impact.

Councillor Eileen Wilson declared a non-pecuniary interest in Minute 4 (S/3440/18/OL - Bourn (Bourn Airfield)) as a member of the Greater Cambridge Partnership Joint Assembly, referred to in the report from the Joint Director of Planning and Economic Development. Councillor Wilson did not consider there to be any impact.

4. S/3440/18/OL - Bourn (Bourn Airfield)

The Committee considered an application, as amended, seeking consent for the development of approximately 3,500 dwellings with associated other uses, drainage and other infrastructure, groundworks, landscaping, and highway works. The proposal formed part of the strategic allocation for a new village as set out in Policy SS/7 of the adopted South Cambridgeshire Local Plan 2018. To guide comprehensive development of the strategic site, South Cambridgeshire District Council had already produced a Supplementary Planning Document (SPD) following engagement with key members, the local community, land promoters, technical consultees, and other stakeholders.

The Principal Planner (Strategic Sites) gave a short verbal update to Members. This related to:

- The rewording of Condition 13 to refer to the Local Planning Authority
- Discussions the applicant had had with Anglian Water and the Environment Agency in connection with foul water drainage (Condition 43).

He then made a presentation to Members in three distinct parts. The first part of the presentation covered

- Drone footage of the development site
- Confirmation that the principle of development had been established in accordance with the Local Plan and SPD

Part 2 of the presentation focussed on

- Parameter plans the proposed Cambourne to Cambridge Busway (C2C)
- Density
- Monitoring
- Land use
- Draft Legal Agreement under Section 106 of the Town and Country Planning Act 1990 and interim measures

Officers recognised the significance of C2C and had therefore devised a mitigation measure whereby the Local Planning Authority could pause any development beyond 500 dwellings if, by then, the Busway was not operational.

Concern was expressed about the existence of a six-storey building within the proposed village.

Members sought and received clarification about the modelling of journey times between the development site and Cambridge Science Park, and between the development site and the Addenbrookes Biomedical Campus. They also sought and received clarification about potential traffic calming measures to prevent 'rat running' through local villages.

In Part 3 of the presentation, the Principal Planner (Strategic Sites) focussed Members' attention on the following

- An indicative phasing plan
- An indicative delivery / construction programme
- A cross-section concept for the A428
- Existing and proposed uses
- Utilities
- A draft Section 106 Agreement
- Governance
- Planning balance

In response to issues raised by the Chair, the Principal Planner (Strategic Sites) confirmed that the question of air quality would be addressed in the Conditions to be attached to the planning permission, if granted. He went on to say that the Government proposal to phase out the use of gas in due course was not a material planning consideration.

Members noted that the shown location for the allotments was indicative only, and that suitable provision would be made for burials.

The Principal Planner (Strategic Sites) referred Members to draft Condition 30 and said that, should sustainable elements of the proposal not materialise as anticipated, then there would be a sustainability review. He confirmed that the phasing of the delivery of affordable housing would be determined by a provision in the Section 106 Agreement. The Joint Housing Development Officer explained that there would be a variety of different tenures of which 'affordable rent' and 'discounted market' would remain affordable in perpetuity.

The Principal Planner (Strategic Sites) summarised the envisaged two-stage build out of the employment area. He also addressed Members' concerns relating to foul and surface water drainage, odour, and specialist housing.

The following public speakers addressed the meeting:

- Andrew Taylor (on behalf of the applicant developer)
- Councillor Des O'Brien (Bourn Parish Council)
- Councillor Chris Corcoran (Caldecote Parish Council)
- Councillor Andrew Martin (Barton Parish Council)
- Councillor Dr. Tumi Hawkins (local District Councillor)
- County Councillor Tim Wotherspoon (mandated by Cambridgeshire County Council)

Points raised during the public speaking session included:

- Concern about the reliance on C2C to secure the sustainability of the proposed development
- Vehicular access from the proposed development onto the A428
- Focus on the five-year land supply giving the impression that the proposed development was crucial even without any guarantee of sustainable transport infrastructure coming forward
- Concern about flooding, and foul and surface water drainage
- Traffic and traffic calming
- Coalescence
- Tree gap
- The residential block towards the north east of the development site
- Adequacy of Conditions
- Ecology

Opening the Member debate, Councillor Anna Bradnam highlighted several draft Conditions and other aspects of the report from the Joint Director of Planning and Economic Development which, in her opinion, warranted attention. She feared that, were the application to be refused by Committee then a Planning Inspector might allow an Appeal without giving as much weight, if any, to the concerns raised by her. Councillor Bradnam noted that the application was predicated on there being a quality public transport system in place from the very start.

Committee members agreed with the opinion of the local Member (Councillor Dr. Tumi Hawkins) who had said that the final wording of Condition 13 must be determined by the Planning Committee itself and not by officers by virtue of delegation.

Councillor Grenville Chamberlain emphasised his wide-ranging concerns about transport and road safety, especially in view of anticipated 'rat-running' along narrow lanes in nearby villages and past several schools. He expressed great disappointment with Highway England's opposition to securing vehicular access from the development site onto the A428. Councillor Chamberlain expressed

concern about foul water drainage and about the wording of Condition 43.

Councillor Dr. Richard Williams shared misgivings about the impact of increased traffic, and was also concerned about density and the height of buildings, two of which were indicated as being of six storeys.

For Councillor Heather Williams, a major focus had to be on the Legal Agreement under Section 106 of the Town and Country Planning Act 1990. It was essential, she said, that negotiations secured enough developer money to enable the early delivery of the infrastructure demanded by a brand-new village. And while the Section 106 Agreement was policy compliant in delivering 40% affordable housing, She was disappointed that only 20% might remain affordable in perpetuity. Transport and density were also of concern. Overall, Councillor Heather Williams considered that the harm caused by granting planning permission would outweigh the community benefits of doing so and that, therefore, the application was premature.

Regarding prematurity, Councillor Deborah Roberts agreed. She said that ensuring quality of life was of paramount importance. Councillor Roberts objected to there being even one six-storey building in the new village, and doubted whether the monitoring of transport issue would remain a priority in a few years' time.

David Allatt and Dr. Jon Finney acknowledged Members' concerns about transport, traffic and road safety but commented that the risks were not so severe as to warrant an objection being raised by Cambridgeshire County Council as Local Highways Authority.

Councillor Eileen Wilson said that, if a quality public transport system were not in place from the outset and future residents got into the habit of using private motor vehicles, it would become increasingly difficult to achieve modal shift. Councillor Wilson also requested that an evaluation of odour emissions to the south west of the development site be carried out.

Condition 13(ii) was a concern for both Councillor Geoff Harvey and Councillor Dr. Martin Cahn. Councillor Harvey said that, until C2C had been delivered, priority should be given to the use of electric buses. Councillor Cahn agreed with Councillor Wilson that the absence of C2C made modal shift challenging but welcomed the intention to monitor transport and highway safety issues as development progressed.

A more positive note though was struck by Councillor Peter Fane. He considered the proposal to be high quality in principle and, while there were clearly some detailed concerns, these could be addressed at the Reserved Matters stage. Councillor Fane was satisfied that reviewing progress after the completion of the first 500 dwellings was perfectly manageable.

Concluding the main part of the debate, the Chair reminded Committee members that the application before them was Outline only, and related to a strategic site that had been allocated for development in the South Cambridgeshire Local Plan 2018. He acknowledged Members' concerns and ensured them that they would

have an opportunity to discuss them again when the Reserved Matters application was presented to the Planning Committee in due course.

Members then considered in some detail the matters raised at the beginning of the debate by Councillor Anna Bradnam. By affirmation, the Committee agreed to the following:

- (a) Condition 8 being amended to state 'up to' 3,500 dwellings
- (b) Condition 11 being amended to include within the site-wide phasing plan a requirement for the delivery by the end of the second year of development of a tree-planting scheme along the eastern boundary of the site adjoining Highfields Caldecote
- (c) Condition 43 being bolstered with a timetable for delivery
- (d) Condition 58 being strengthened to sufficiently manage the housing mix
- (e) An additional Condition requiring the mitigation of odours to the south west of the site

By nine votes to two (with Councillors John Batchelor and Peter Fane voting against) the Committee agreed to Condition 13 being reformatted with Option (ii) being deleted

Turning to the substantive motion, as amended, and by six votes to five, the Planning Committee

1. gave officers **delegated powers to approve** Outline application S/3440/18/OL, as amended, subject to:
 - a. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing
 - i. the matters set out in the Heads of Terms attached as Appendix G to the report from the Joint Director of Planning and Economic Development, with officers being granted delegated authority to negotiate, secure, and complete such Legal Agreement on terms as are otherwise considered to be appropriate and necessary; and
 - ii. any other Heads of Terms, or details, including phasing and triggers, that are still under negotiation.
 - b. The explanatory notes and terms, Planning Conditions (as amended) and Informatives set out in the report from the Joint Director of Planning and Economic Development, subject to the following Conditions re-worded by officers in consultation with the Chair of the Planning Committee and Vice-Chair of the Planning Committee meeting held on 19 February 2021.

Condition 11. Phasing

No development shall commence until a Site Wide Phasing Plan

which accords with the s106 triggers and Transport Mitigation Strategy has been submitted to and approved in writing by the Local Planning Authority.

It shall include the expected sequence of delivery of development within a Development Area, or sub area, or the provision of any other element or to any other applicable trigger point. No development shall Commence apart from Enabling Works or Associated Works or other works otherwise agreed in writing by the local planning authority until such time as the Development Area Phasing Plan has been approved in writing by the local planning authority.

The development shall be carried out in accordance with the approved Phasing Plan unless there are unforeseen events / obstacles to delivery and alternative timing for provision is agreed in writing by the Local Planning Authority. The Phasing Plan shall, by written agreement with the Local Planning Authority, be updated from time-to-time to reflect increased certainty of delivery of infrastructure.

The Site Wide Phasing Plan shall include but not be limited to the sequence of providing the following elements:

- a) A framework masterplan
- b) Residential development parcels
- c) Local bus services
- d) Major distributor roads/routes within the site, including timing of provision and opening of access points into the site
- e) Strategic footpaths and cycleways
- f) Community facilities including the secondary school, primary schools and sports hubs (including pavilion and junior changing rooms
- g) Strategic foul and surface water features and SUDS
- h) Formal and informal public open space, park/square, allotments, community orchard and parks, NEAPs, LEAPs and SIPs
- i) Strategic electricity, telecommunications and gas networks
- j) Infrastructure for the provision of fibre optic cables
- k) Biodiversity net gain
- l) Environmental mitigation measures
- m) Early delivery of structural planting, along boundaries with Highfields Caldecote, within years 0-2 of the development

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development, in accordance with Policy SS/7 of the South Cambridgeshire Local Plan 2018.

Condition 13. Transport – 500 dwellings limit

No more than 500 dwellings shall be occupied unless:

- (i) The Strategic Transport Intervention has been delivered - with a Transport Assessment for the remaining phases demonstrating that the remaining development phases can be sustainably accommodated on the network. The Transport Assessment shall be to the satisfaction of the Local Planning Authority and meet Cambridgeshire County Council's Transport Assessment requirements and will include the results of the ongoing site monitoring (as per a separate condition on Monitoring).

Reason: To ensure that the development is founded on the provision of significant improvements to public transport provision as listed in condition 6, in accordance with Policy SS/7 (8) (a) of the South Cambridgeshire Local Plan 2018.

Condition 43. – Foul water drainage strategy

Prior to the commencement of any development on any Development Parcel or Strategic Engineering and Landscape Element, apart from Enabling Works, a detailed site wide Foul Water Drainage Strategy shall be submitted to and agreed in writing by the local planning authority. The strategy should include the phasing of such works.

The strategy shall include details of any necessary improvement to the existing sewerage system, including a timetable for their delivery, to ensure that sufficient capacity exists to cater for the needs of the development. The works/scheme shall be constructed and completed in accordance with the approved plans/specification and such programme as may be specified in the approved scheme.

Reason: A detailed scheme for on-site and off-site foul water drainage is required prior to the commencement of any Development Parcel to ensure the appropriate provision of infrastructure to serve the new village, to prevent the increased risk of flooding and/or pollution of the water environment, and to ensure no surface or ground water infiltration in accordance with Policies SS/7 (10) (b), CC/7 and TI/8 of the South Cambridgeshire Local Plan 2018.

Condition 70. – Odour (new Condition)

Before the strategic area of open space to the south of the site is brought into use a scheme for the assessment and mitigation of odour from the adjacent Bourn water recycling centre will be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the implementation of any mitigation.

Reason: In the interest of the amenity of users of the area of open space to the south of the site, in accordance with Policy SS/7 of the South Cambridgeshire Local Plan 2018.

2. gave officers **delegated** powers to set out as part of the decision notice and in accordance with the Town and Country Planning (EIA) Regulations 2017, reg. 29 'information to accompany decisions' a reasoned conclusion of the significant effects of the development on the environment and to carry out appropriate notification under reg. 30 accordingly.
3. **Requested** that officers present a summary / progress report on the Section 106 obligations to the Planning Committee in September 2021.

The Meeting ended at 3.00 p.m.

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South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 26 May 2021 at 10.00 a.m.

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

Councillors: Dr. Martin Cahn Peter Fane
Geoff Harvey Dr. Tumi Hawkins
Judith Rippeth Deborah Roberts
Heather Williams Dr. Richard Williams
Eileen Wilson

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Planning Delivery Manager), Richard Fitzjohn (Senior Planning Officer), Ganesh Gnanamoorthy (Principal Planning Officer), Tom Gray (Planning Officer), Will Holloway (Principal Planning Enforcement Officer), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer) and Lewis Tomlinson (Senior Planning Officer)

Councillor Tony Mason was in attendance, by invitation.

1. Chair's announcements

The Chair announced that, following the end of temporary legislation allowing public meetings to be held entirely by video conference, this was the first time the Planning Committee had met in the Chamber since March 2020. All voting Members now had to be in the same room but, while there were two officers present on the top table, other officers and Councillors would be joining the meeting online. Public speakers and others could be present in the Chamber, addressing the meeting by video conference or watching the webcast.

The Chair explained that, in the absence of clear affirmation, voting would be conducted electronically.

There was still a need to follow the government's advice on indoor gatherings and social distancing due to the Covid-19 pandemic. The Chair summarised several 'housekeeping rules' including stipulations about

- the wearing of face coverings
- hand sanitiser use
- the one-way system into, out of and around the Chamber
- webcasting and attendees' deemed consent to their images and voices being broadcast and used for training purposes.
- private audio and video recordings
- courtesy regarding mobile phone and other alarms
- facilities
- ventilation

2. Apologies

There were no Apologies for Absence.

3. Declarations of Interest

Councillor Henry Batchelor declared a non-pecuniary interest in Minute 10 (20/02593/OUT - Weston Colville (Garage Plot to North of 14 Horseshoes Lane)). As the local Cambridgeshire County Councillor, he had been involved in discussions with Weston Colville Parish Council about this application but was considering the matter afresh.

Councillor Dr. Martin Cahn declared a non-pecuniary interest in Minute 6 (20/03802/FUL - Orchard Park (Development Parcel L2, Topper Street)). As one of the local Members, Councillor Cahn had been present at meetings about this application and had also discussed the Section 106 Legal Agreement with the Chair of the Orchard Park Community Council. Councillor Cahn was considering the matter afresh.

Councillor Geoff Harvey declared a non-pecuniary interest in Minute 10 (20/02593/OUT - Weston Colville (Garage Plot to North of 14 Horseshoes Lane)); As the local Member for Balsham Ward, he had been involved in discussions with Weston Colville Parish Council about this application but was considering the matter afresh.

Councillor Pippa Heylings declared a non-pecuniary interest in Minute 6 (20/03802/FUL - Orchard Park (Development Parcel L2, Topper Street)). As one of the local Members, Councillor Heylings had been present at meetings about this application and had also discussed the Section 106 Legal Agreement with the Chair of the Orchard Park Community Council. Councillor Heylings was considering the matter afresh.

Minute 5 (20/02453/S73 - Longstanton (The Retreat, Fewes Lane)) had previously been considered by the Planning Committee on 13 January 2021. Councillors Henry Batchelor, Dr. Martin Cahn, Peter Fane, Dr. Tumi Hawkins, Pippa Heylings, Deborah Roberts, Heather Williams, Dr. Richard Williams and Eileen Wilson (each present at the current meeting) had been present at the meeting on 13 January 2021, and each was considering the matter afresh.

4. Minutes of Previous Meeting

The Committee authorised the Chair to sign, as a correct record, the Minutes of the meeting held on 13 April 2021, subject to the following addition:

Minute no. 7 - 20/03370/OUT - Waterbeach (95 Bannold Road)

At the end of the paragraph beginning "During the ensuing debate..." add the following:

"Councillor Judith Rippeth spoke as a local Member and articulated that her main concerns with the application could be addressed as Reserved Matters rather than at the Outline stage. She added that there was no need to attribute significant weight to the inspector's decision to allow the planning application on the neighbouring site, where the inspector had stated that the Bannold Road was no longer of a rural nature, and was now more suburban in character."

5. 20/02453/S73 - Longstanton (The Retreat, Fewes Lane)

The case officer confirmed that all representations had now been considered. The Fewes Lane Consortium (FLC) had written two pre-action letters to South Cambridgeshire District

Council. The Committee received legal advice that these letters should not be considered as relevant because they had been received out of time.

Daniel Fulton (Fews Lane Consortium – objector) addressed the meeting.

In response to concern raised by Councillors Deborah Roberts and Heather Williams, the Senior Planning Lawyer explained that the large number of redactions in Appendix 1 related to ‘without prejudice’ correspondence and, despite the Council’s best efforts, Fews Lane Consortium had not agreed to allow such correspondence to be put into the public domain. Inclusion of the redacted material served to demonstrate the extent of the correspondence that had taken place between FLC and South Cambridgeshire District Council.

In response to further concern from Members, the Delivery Manager (Development Management) confirmed that the National Planning Practice Guidance referred to in paragraph 32 of the report from the Joint Director of Planning and Economic Development remained in force.

Following further debate, and by eight votes to one, with two abstentions, the Committee **approved** the application subject to

1. The revision of paragraph 3.2.4 of the Traffic Management Plan to state, during the construction stage, delivery vehicles shall not park on any street within the village of Longstanton;
2. the addition of an Informative urging the establishment of a liaison mechanism between residents, the Site Manager and Longstanton Parish Council to monitor compliance with the Traffic Management Plan and to resolve any disputes; and
3. The Conditions and Informatives set out in the 13 January 21 report from the Joint Director of Planning and Economic Development.

(Councillors Henry Batchelor, Cahn, Fane, Harvey, Hawkins, Heylings, Rippeth and Wilson voted in favour. Councillor Roberts voted against. Councillors Heather Williams and Richard Williams abstained.)

6. 20/03802/FUL - Orchard Park (Development Parcel L2, Topper Street)

The Chair explained that this application had been presented to the South Cambridgeshire District Council Planning Committee for transparency given that the District Council and Cambridge City Council were both advised by the Greater Cambridge Planning Service.

As part of his presentation, the case officer told Members that the applicant was no longer offering a financial contribution in respect of public art. He explained that the sum of £58,000 included in the Section 106 Agreement for open space would be spent on enhancing existing open space.

During the ensuing debate, Members referred to the following:

- The pressure on car parking, including accessible car parking
- Quality of life
- Density, design, bulk, and materials
- Inconsistency with the local vernacular, including Marmalade Lane

- The absence of public art
- The security of cycle parking
- The apparent use of affordable housing to mitigate noise from the A14
- Conflict with the Supplementary Planning Document and original concept for Orchard Park

The Senior Planning Lawyer assured Members that, despite the business association between South Cambridgeshire District Council and Hill, there was no financial or legal conflict of interest.

After further debate, and by seven votes to four, the Committee **approved** the application subject to

1. the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 based on the Heads of Terms set out in paragraph 145 of the report from the Joint Director of Planning and Economic Development, it being clarified that the £58,000 for informal open space would be spent on existing open space; and
2. the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

(Councillors Henry Batchelor, Cahn, Harvey, Hawkins, Heylings, Rippeth, and Wilson voted in favour. Councillors Fane, Roberts, Heather Williams and Richard Williams voted against.)

7. 20/02066/FUL - Harston (180 High Street)

Mr. Rogers (objector) and Councillor Tony Mason (local Member) addressed the meeting.

Councillor Deborah Roberts referred to the current openness of the area, and to the variety of housing designs. She described the proposal as unimaginative in design and out of proportion. The 'gentle approach' to the village should be preserved.

Councillor Judith Rippeth agreed that the proposal would be overbearing and that its context had not been taken into account.

For Councillor Heather Williams, the issues to consider were density, loss of amenity, height of the proposal, and negative impact on the immediate neighbour.

Councillor Dr. Tumi Hawkins accepted the principle of having a 'gateway landmark' in this location, but said that landmark should be a space not a building.

Following a few more comments, the Committee voted unanimously to **refuse** the application contrary to the recommendation referred to in the report from the Joint Director of Planning and Economic Development. Members agreed that by virtue of its scale, height, design and form, the proposal would be out of keeping with its surroundings contrary to Policies HQ/8 (Design Principles) and H/8 (Housing Density) of the South Cambridgeshire Local Plan 2018. In addition, the proposal would lead to a loss of amenity and light to the immediate neighbour contrary to Policy HQ/8.

8. 20/02531/FUL - Graveley (Home Farm, Home Cottage, High Street)

Councillor Heather Williams read out a statement of support from Councillor Nick Wright (a

local Member) for the recommendation in the report.

Members noted that there was no intention that the use should change and, after a short debate, the Committee unanimously **approved** the application subject to the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

9. 20/02532/LBC - Graveley (Home Farm, Home Cottage, High Street)

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

10. 20/02593/OUT - Weston Colville (Garage Plot to North of 14 Horseshoes Lane)

Members briefly discussed access to the adjacent farmyard, historical flooding on site, and car parking. In relation to the final point, the case officer said that t
The Committee unanimously **approved** the application subject to the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

11. Enforcement Report

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

In relation to Elmwood House 13A High Street, Croxton, the Principal Planning Enforcement Officer reported verbally that a new planning application had been submitted and that enforcement action had been suspended.

Councillor Heather Williams requested that Whitehall Farm, Arrington be added to future update reports.

The Principal Planning Enforcement Officer undertook to update Councillor Dr. Tumi Hawkins about Burwash Manor Farm where enforcement action was now a priority.

Councillor Peter Fane said that he would be submitting details and requesting that Hill Trees in Great Shelford be investigated.

12. Appeals against Planning Decisions and Enforcement Action

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

Councillor Heather Williams requested an update about the informal hearing in connection with land at Mill Lane, Sawston. The Senior Planning Lawyer said that, although the appellant had been late in submitting written representations, a challenge was likely in respect of South Cambridgeshire District Council's five-year housing land supply.

The Meeting ended at 3.05 p.m.

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South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 9 June 2021 at 10.00 a.m.

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

Councillors: Dr. Martin Cahn Peter Fane
Geoff Harvey Dr. Tumi Hawkins
Brian Milnes (substitute) Judith Rippeth
Deborah Roberts Heather Williams
Dr. Richard Williams

Officers in attendance for all or part of the meeting:

Christopher Carter (Delivery Manager - Strategic Sites), Richard Fitzjohn (Senior Planning Officer), Will Holloway (Principal Planning Enforcement Officer), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Jane Rodens (Senior Planner) and Ian Senior (Democratic Services Officer) and Charlotte Spencer (Planning Officer).

Councillor Nigel Cathcart was in attendance, by invitation.

1. Chair's announcements

The Chair said that all voting Members now had to be in the same room but, while there were two officers present on the top table, other officers and Councillors would be joining the meeting online. Public speakers and others could be present in the Chamber, addressing the meeting by video conference or watching the webcast.

The Chair explained that, in the absence of clear affirmation, voting would be conducted electronically.

There was still a need to follow the government's advice on indoor gatherings and social distancing due to the Covid-19 pandemic. The Chair summarised several 'housekeeping rules' including stipulations about

- the wearing of face coverings
- hand sanitiser use
- the one-way system into, out of and around the Chamber
- webcasting and attendees' deemed consent to their images and voices being broadcast and used for training purposes.
- private audio and video recordings
- courtesy regarding mobile phone and other alarms
- facilities
- ventilation

2. Apologies

Councillor Eileen Wilson sent Apologies for Absence. Councillor Brian Milnes was present

as substitute.

3. **Declarations of Interest**

Councillor Henry Batchelor declared

- A non-pecuniary interest in Minute 6 (20/05250/OUT - Linton (35 Balsham Road)). As one of the local Members, he had advised one of the neighbours about process but did not consider that he had precluded himself from considering the matter afresh,
- A non-pecuniary interest in Minute 9 (Proposed diversion of part of Melbourn Public Footpath no. 6 and stopping up of Melbourn Public Footpath no. 8)) as a Cambridgeshire County Councillor.

Councillor Dr. Martin Cahn declared a non-pecuniary interest in Minute 8 (20/05404/HFUL - Histon (24 Manor Park)), Councillor Cahn's wife was a member of the Parish Council's Planning Committee. Councillor Cahn stated that he was one of the local Members for Histon, Impington and Orchard Park.

Councillor Deborah Roberts declared a non-pecuniary interest in Minute 5 (S/2896/19/FL - Duxford (Imperial War Museum, Royston Road)) because she had been a member of the Planning Committee when this application had first been considered on 25 June 2020. This declaration applied equally to Councillors Peter Fane, Pippa Heylings, Brian Milnes, Judith Rippeth, Heather Williams, and Dr. Richard Williams. All seven Councillors were considering the matter afresh.

Councillor Heather Williams declared a non-pecuniary interest in respect of Minute 10 (Enforcement). Notice EN/01582/20 had been issued and served in Hatley, which was within her ward of The Mordens.

Councillor Dr. Richard Williams, the local Member for Whittlesford, declared a non-pecuniary interest in Minute 5 (S/2896/19/FL - Duxford (Imperial War Museum, Royston Road)) as a member of Whittlesford Parish Council.

4. **Minutes of Previous Meeting**

Members noted that the minutes of the meeting held on 26 May 2021 would be presented to the Planning Committee meeting on 14 July 2021.

5. **S/2896/19/FL - Duxford (Imperial War Museum, Royston Road)**

The case officer drew the Committee's attention to sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to three further letters of representation received since publication of the agenda and sent direct to Members. She reminded Members that they must determine the application in the context of the Development Plan and that the National Planning Policy Framework was a material consideration. The Civil Aviation Authority was satisfied that the proposal did not pose a hazard to aircraft.

Sophie Gregorios Pippas (objector) and John Brown (representing the Imperial War Museum) addressed the meeting.

Officers confirmed the figures forming part of the basis for the application.

Councillor Heather Williams accepted the location and principle of development, but

expressed concern about the proposal's design and appearance in the context of Policy E/7 of the South Cambridgeshire Local Plan 2018, and the absence of a viability assessment. The Development Manager (Strategic Sites) explained that Policy E/7 did not require a viability assessment.

Councillor Deborah Roberts did not agree that the principle of development had been established. She said that the hotel would be in an inappropriate location, was speculative in nature and too big, and was out of character with its surroundings. Councillor Roberts concluded that there was insufficient public benefit in the proposal.

Councillor Dr. Richard Williams objected on three grounds: the lack of cycle access, impact of the junction with the Imperial War Museum, and the travel plan being unworkable because there was no turning space for buses at Whittlesford railway station. He pointed out that there was no evidence to support the need for a 168-bedroom hotel.

While Councillor Brian Milnes was also disappointed by the lack of proper cycleways, he said that there was a strong case for linking the hotel with the economic viability of the Imperial War Museum. For Councillor Milnes, the hotel's visual appearance was not an issue.

Councillor Peter Fane supported the economic arguments for a hotel, which should form part of a long-term Masterplan. He noted that concern had been expressed about the number of bedrooms in the hotel, but he considered this to be reasonable in relation to future need. Councillor Fane was satisfied that the applicant had successfully made a case for a 168-bedroom hotel in the proposed location.

Councillor Martin Cahn took the view that reducing the number of bedrooms to 120, which had been suggested, would not reduce the overall impact.

The Development Manager (Strategic Sites) highlighted Policies SC/3 and E/20 of the South Cambridgeshire Local Plan 2018.

Councillor Dr. Tumi Hawkins commended the application for its potential to help the District's economic recovery as it emerged from the Covid-19 pandemic.

For Councillor Geoff Harvey, the benefit to tourism and leisure was significant. He had some concern about additional noise but accepted this would primarily be background noise.

The Chair said heritage was a valid consideration.

By eight votes to three, the Planning Committee gave officers **delegated authority to approve** the application subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing a commuted sum towards maintenance of the 'keep clear' markings on the M11 Junction 10 roundabout; and
2. The Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

(Councillors Henry Batchelor, Cahn, Fane, Harvey, Hawkins, Heylings, Milnes and Rippeth voted in favore. Councillors Roberts, Heather Williams and Richard Williams voted against.)

6. 20/05250/OUT - Linton (35 Balsham Road)

Tony Dixon (objector on behalf of himself and Claire Darling) and Councillor Enid Bald (Linton Parish Council) addressed the meeting.

Members accepted the principle of development on this site but expressed reservations about highway safety. The Delivery Manager (Strategic Sites) said that the Local Highway Authority was simply concerned that appropriate visibility splays should be provided. In response to concern about car parking and the absence of a Construction Environmental Management Plan (CEMP), the Delivery Manager (Strategic Sites) reminded the Committee that car parking would be considered at the Reserved Matters stage, and that a CEMP would be disproportionate in this case,

Councillors Fane, Rippeth and Richard Williams each expressed concern about the safety implications for the adjacent childminding business.

By seven votes to three, with one abstention, the Planning Committee **approved** the application subject to the Conditions and Informative set out in the report from the Joint Director of Planning and Economic Development.

(Councillors Cahn, Harvey, Hawkins, Heylings, Milnes, Roberts and Heather Williams voted in favour. Councillors Henry Batchelor, Fane and Richard Williams voted against. Councillor Rippeth abstained.)

7. 21/00512/FUL - Bassingbourn-Cum-Kneesworth (The Limes Community Centre, High Street)

Councillor Mike Hallett (Bassingbourn Parish Council) and Councillor Nigel Cathcart addressed the meeting. The Delivery Manager (Strategic Sites) read out a statement from local County Councillor Susan van de Ven, who had been unable to join the meeting virtually.

Councillor Heather Williams summed up what the public speakers and County Councillor van de Ven had said by emphasising that the purpose behind the application was to formalise an existing use of the Hall for the benefit of local people. She was satisfied that there was not a significant car parking issue, the objection from the Local Highways Authority being based purely on the methodology used in conducting the assessment,

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

8. 20/05404/HFUL - Histon (24 Manor Park)

Histon and Impington Parish Council had raised some concern about amenity but Councillor Pippa Heylings (one of the local Members) indicated that she considered the impact to be marginal.

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

9. Proposed diversion of part of Melbourn Public Footpath no. 6 and stopping up of Melbourn Public Footpath no. 8

By affirmation, and on behalf of South Cambridgeshire District Council as Order Making Authority, the Planning Committee **approved** the proposal to divert part of Public Footpath no. 6 and to stop up Public Footpath no. 8 in Melbourn, and authorised Cambridgeshire County Council, acting as the agent for South Cambridgeshire District Council, to make and confirm (subject to no objections being received) a Public Footpath Order under Section 257 of the Town and Country Planning Act 1990.

10. Enforcement Report

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

In connection with Croudace Homes Ltd Site, Land off Horseheath Road, Linton, the Principal Planning Enforcement Officer told Members that negotiations were ongoing and that there had not been a breach of the Enforcement Notice so far.

The Principal Planning Enforcement Officer undertook to update Members as soon as possible about progress at Burwash Manor Farm and Whitehall Farm, Arrington.

11. Appeals against Planning Decisions and Enforcement Action

Members noted that the next report would be presented as part of the agenda for the Planning Committee meeting on 14 July 2021.

The Meeting ended at 1.50 p.m.

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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

14 July 2021

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: 20/05253/FUL

Parish(es): Waterbeach

Proposal: Hybrid application for the expansion of existing business park to create a sustainable campus comprising - (i) Full application for the erection of two office (Class E) buildings, together with landscaping, SuDS, earthworks and associated works; (ii) Outline application (matters of access and scale to be considered, all other matters reserved) for the erection of additional office (Class E) floorspace, together with landscaping, SuDS, earthworks, renewable energy generation/storage, new pedestrian and cycle routes, cycle and parking facilities and associated works

Site address: Cambridge Innovation Park, Denny End Road
Waterbeach Cambridge

Applicant(s): Cambridge Innovation Parks Ltd

Recommendation: Delegated Approval

Key material considerations: Principle of Development
Access, Highway Safety and Parking Provision
Character / Visual Amenity
Residential Amenity
Biodiversity
Trees / Landscaping
Flood Risk and Drainage
Renewables / Climate Change
Developer Contributions
Other matters

Committee Site Visit: No

Departure Application: No.

Presenting Officer: Alice Young, Senior Planner

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

Date by which decision due: 19 March 2021 (extension of time to be agreed)

Executive Summary

1. The hybrid application seeks the expansion of existing business park to create a sustainable campus comprising both full and outline application elements. The full part of the application is for erection of two office (Class E) buildings (buildings 3 and 4), together with landscaping, SuDS, earthworks and associated works. The outline part of the application is also for the erection of additional office (Class E) floorspace (building 5) with landscaping, SuDS, earthworks, renewable energy generation/storage, new pedestrian and cycle routes, cycle and parking facilities and associated works, with all reserved except for access and scale. The application was referred to Planning Committee by Waterbeach Parish Council and at the Chairs Delegation Meeting on 4th May 2021 it was deemed to be of a nature, scale and complexity warranting the application to be deferred to the Planning Committee for consideration.
2. The site falls outside of the development framework boundary, technically within the open countryside. Policy S/7 states that development of this nature would only be acceptable if supported by other policies in the Local Plan. Policies E/9, E/13 and E/16 support development of high-tech clusters, development on the edges of villages and expansion of existing employment provided suitability can be demonstrated. The proposal is strategically located along the Cambridge Science Park – Cambridge Research Park corridor and adjacent to Waterbeach New Town, enhancing the existing Cambridge cluster whilst meeting the future demand of Waterbeach New Town. Moreover, the site is an established business park with the demand for office space demonstrated by the Business Case and poses the most suitable location for this type of development in the area. The site is easily accessible as it benefits from good public transport connections, with regular rail and bus services within close proximity, and strategic improvements to the surrounding cycling infrastructure are planned north of the site. This accessibility will only increase alongside the strategic transport improvements on the A10. The proposal encourages a modal shift for employees by enhancing and promoting active travel linking to the strategic transport network and Waterbeach New Town alongside incentivising use of rail and bus services through shuttle buses and financial contributions. While the A10 is currently at capacity in certain locations, by virtue of the proposed modal shift as detailed in the applicant's green travel plan and transport assessment, the County Council Highway Major Development Team advise that the net vehicular trips to the site would not increase if the travel plan is effectively implemented. Therefore, the proposal would not pose significant additional stress on the existing transport network.

The proposal aims to be an exemplar of sustainability with measures including but not limited to utilising sustainable construction methods and design practices, renewable energy and resource efficiency whilst promoting sustainable transport, providing sociable work spaces which are flexible to the needs of the occupiers and facilities to enable benefits for and integration into the wider locality. The proposal therefore exceeds the sustainability standards, set out in policy CC/1, CC/3 and CC/4, alongside providing contributions to transport improvements and public benefit through job creation, provision of green space and connections to Waterbeach New Town.
3. The proposal, by virtue of the established nature of the site alongside the proposed scale, would visually integrate within the existing built cluster of the existing buildings on the business park, the neighbouring Army Cadet base and the proposed built form north in Waterbeach New Town, while retaining the existing landmarks within the
- 4.

prevailing landscape (Stirling House and mature tree boundaries). Moreover, the proposal has been sensitively designed to be landscape led and of high-quality design, enhancing place-making and biodiversity. Therefore, officers consider that the proposal would constitute high-quality responsive design, which would not encroach upon the countryside or adversely impact the surrounding character complying with policies HQ/1, E/13, E/16 and NH/2 and the purposes of policy S/7.

5. Taking the above into account, officers consider that the proposal should be supported. Furthermore, there are no other technical issues (such as drainage) that would render this development unacceptable when taken individually or cumulatively. Officers therefore recommend that the Committee grants planning permission for the proposed development.

Site History

6. 20/04590/SCRE - EIA Screening opinion for a proposed development comprises the creation of up to 90,000 sqft (c.8,361 sqm) office floorspace, including associated parking, landscaping and infrastructure works - *Environmental Impact Assessment not required*
7. S/2784/19/OL- Hybrid application - (i) Full application for the erection of a mixed use building including a children's nursery (Class D1) and offices (Class B1) (ii) Outline application (Matters of access landscaping layout and scale to be considered) for approximately 7500 sqm of office (Class B1) and ancillary space (iii) Associated works including hard standing and landscaping– *Withdrawn*
8. S/0940/19/E1 – EIA screening opinion –
9. S/3165/17/VC - Variation of conditions 5 (Landscape implementation) and 13 (Scheme of ecological enhancement) of planning permission S/0551/14/FL – Refused.
10. S/0551/14/FL - Proposed offices cafe/sandwich bar & gymnasium – Granted.
11. S/0349/14/FL - Alterations to convert four escape turrets into offices and erection of external spiral staircases to each turret. – Granted.

Adjacent Site History

Northern, Eastern and Western boundary of Application Site (Waterbeach New Town)

12. S/0559/17/OL - Outline Planning Application for up to 6500 dwellings (including up to 600 residential institutional units) business retail community leisure and sports uses a hotel new primary and secondary schools green open spaces including parks ecological areas and woodlands principal new accesses from the A10 and other points of access associated infrastructure groundworks and demolition with all matters reserved except for the first primary junction from the A10 and construction access from Denny End Road. – *Granted*.
13. S/0791/18/FL - Relocated railway station comprising platforms pedestrian bridges access road pedestrian and cycle routes car and cycle parking with other associated facilities and infrastructure. – Granted & S106 signed.

National Guidance

14. National Planning Policy Framework 2019
National Planning Practice Guidance
National Design Guide 2019

Development Plan Policies

15. **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/7 – Development Frameworks
S/9 – Minor Rural Centres
CC/1 – Mitigation and Adaptation to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
NH/6 – Green Infrastructure
E/9 – Promotion of Clusters
E/10 – Shared Social Spaces in Employment Areas
E/13 – New Employment Development on the Edges of Villages
E/16 – Expansion of Existing Businesses in the Countryside
SC/2 – Health Impact Assessment
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

16. **South Cambridgeshire Supplementary Planning Documents (SPD):**
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
District Design Guide SPD - Adopted March 2010
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
Open Space in New Developments SPD - Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009

17. **Neighbourhood Plan**
Waterbeach Neighbourhood Plan
(Pre-submission public consultation (Regulation 14): 13 January - 24 February 2020).
Waterbeach Parish Council submitted its Neighbourhood Plan to SCDC on 2 February 2021

Draft NP policy Wat 13 states:

Policy WAT 13 – Denny End Industrial Estate and Cambridge Innovation Park.

1. Development proposals for new employment uses at Denny End Industrial Estate and Cambridge Innovation Park will be supported. The following considerations apply:

- a) A need to maintain a high-quality frontage to Denny End Road
- b) Maintaining or improving residential amenity to neighbouring properties
- c) Utilising opportunities to improve street scene within the site itself.
- d) Improved non-motorised vehicular access to the site

Consultation

Waterbeach Parish Council – Objects and refers to Planning Committee.

18. Waterbeach PC recommends refusal of this planning application. Waterbeach Parish Council consider there to be insufficient information on a number of aspects of the development to give the Council a full picture of the development and the implications arising from the development.
19. The Council is concerned relating to the additional traffic generated from the development at the A10/Denny End Road junction and highway safety concerns. The site as proposed would have a single exit onto Denny End Road, a road which serves two industrial estates, the proposed access to Waterbeach NT and the army cadet training site is in close proximity, causing more congestion. Furthermore, parking is already an issue on site, resulting in offsite parking, increasing parking pressure on surrounding streets. There are also concerns regarding the proposed car park having only one entrance for the amount of car parking spaces.
20. The Council also has concerns relating to flooding and contamination. Surface water is an ongoing problem in the area and the EA flood assessment only looked at the river flooding not the surface water flooding. The attenuation ponds should be fenced off for safety reasons, with appropriate notices. Further investigation into the possible contamination of the site is required.
21. Lighting, footpaths and bus stop conditions are poor on Denny End Road, upgrading these areas should be conditioned. The cycle paths throughout the site are not adequate width.
22. *Suggested conditions:*
 - *New footpath on north side of Denny End Road*
 - *Both bus stops to have electronic screens for travel information*
 - *Street lighting to and from the bus stops*
 - *Maintenance of the bus stop and ditch to fall on the Innovation Park*
 - *Adequate parking provided on site including visitor parking*
 - *Double yellow lines for Denny End Road*
 - *S106 contributions should be made to the community facilities such as library, Waterbeach Military Heritage Museum, additional MVAS units and similar facilities.*

Environment Agency – No objection.

23. *Informatives relating to any oil storage tank and ensuring no possibility of contaminated water entering surface water or underground waters.*
24. **Anglia Water** – No objection subject to informatives relating to protection of existing assets; required notifications; building near a public sewer; and adoption.
25. **Internal Drainage Board** – Objection resolved.
26. No objection, subject to the applicant obtaining the Board's consent for the new discharge. We are now happy in principle to the new proposed discharge rate for the site.
27. **Sustainable Drainage Officer** – Objection. Although Waterbeach Internal Drainage Board Asset Map indicates the outfall ditch falls outside of the IDB ownership, the application site falls within the WID District. Topographic survey indicates that the ditch falls in the westerly direction and it can be assumed that it discharges into the ditch along Ely Road, which is in the ownership of the WINDB, hence contributing to its flow. We cannot therefore support the proposal which would discharge above the recommended WIDB limit of 1.1 l/s per impermeable hectare.
28. **Local Lead Flood Authority** – Objection resolved.
29. No objection subject to conditions.

Based on these, as Lead Local Flood Authority (LLFA) we can now remove our objection to the proposed development. Surface water from the site will be managed through the use of a series of attenuation ponds, with controlled discharge into the existing watercourse to the south of the site using a flow control. Surface water from Phase 1A will discharge into Pond 1, which will be discharged into the adjacent watercourse at 2 l/s during all events up to and including a 1 in 100 year rainfall event plus a 40% allowance for climate change. This rate has been agreed in principle by Waterbeach Level Internal Drainage Board. Surface water from the site once all three phases are complete will discharge into the adjacent watercourse at 4.8 l/s (2 l/s/ha) during all events up to and including a 1 in 100 year rainfall event plus a 40% allowance for climate change. This strategy will provide considerable betterment from the existing runoff rates of 11.8 l/s, 28.8 l/s and 52.4 l/s during the 1 in 1, 1 in 30 and 1 in 100 year rainfall events. Phase 2 will comprise of permeable paving on all hardstanding areas and additional SuDS such as swales, basins and green roofs will be considered. The proposed SuDS will be maintenance by a private management company in accordance with the Ciria SuDS Manual.

Recommended conditions:

- Surface water drainage scheme compliance for phase 1A
 - Surface water drainage for phase 1B and 2
 - Surface water run-off measures
 - IDB consent, green roofs and pollution control informatives
30. **Cambridgeshire County Highway Development** – No objection, subject to conditions.
31. Recommended conditions:
- Future management and maintenance streets plan
 - Traffic management plan,

- S106 agreement securing improvements to the entrance of the site to encourage sustainable transport prior to occupation of building 5 and completion of the car park deck.
- An informative regarding highway permission.

32. **Cambridgeshire County Transport Team** – Objection resolved.

33. No objection subject to mitigation package.

Phase	Mitigation	Method
Phase 1	Provision of a minibus service in perpetuity (or removed if demonstrated it is no longer required) to serve the site and deliver the required mode shift (details to be agreed as part of the condition)	Condition
	Provision of car sharing or off peak parking bays prior to occupation.	S106
	Travel Plan for development with monitoring of travel and trips into and out of CIP and reporting until 5 years following full occupation.	S106
	No development beyond Phase 1 hold	S106
	Contribution of £22,000 for maintenance of both bus shelters to be passed to Waterbeach Parish Council.	S106
	Contribution of £79,000 for the Waterbeach to Cambridge Greenway	S106
Future Phase	Subject to approval of a Transport Assessment reviewing progress of phase 1	Condition
	Provision of a minibus service in perpetuity (or removed if demonstrated it is no longer required) to serve the site and deliver the required mode shift (details to be agreed as part of the condition)	Condition
	Provision of car sharing or off peak parking bays prior to occupation.	Condition
	Travel Plan for development with monitoring of travel and trips into and out of CIP and reporting until 5 years following full occupation.	Condition
	Contribution of £54,000 for the Waterbeach to Cambridge Greenway	S106

	Contribution of £10,000 for a review and improvements to street lighting for Denny End Road	S106

34. **Historic Environment Team (Archaeology)** – No objection. Two phases of archaeological evaluation have previously been undertaken within the site boundary and these results indicate no significant archaeology survives in the area and further investigation would unlikely to add to our understanding of this area.
35. **Cambridge Constabulary** – No objection.
36. There is no specific section in the Design and Access Statement relating to security or crime prevention measures but it is obvious that security has been considered. Happy to discuss Secured by Design Commercial accreditation and Security Needs Assessment for any BREEAM Safety and Security credits.
37. **Environmental Health** – No objection, subject to a construction hours condition and informatives relating to piling and air source heat pumps.
38. **Development Officer, Health** – No objection. The Health Impact Assessment does meet the standard required as outlined in policy SC/2. Further detail regarding street lighting in line with Community Consultation.
39. **Access Officer** – No objection.
40. Ensure the following: Blue Badge parking are close to the building entrances; double doors are provided to entrances; criteria is met for reception, seating and signing; accessible toilets provide diversity of provision; and wheelchair accessible toilets have changing rooms/shower facilities.
41. **Ecology Officer** – No objection subject conditions. The applicant has provided the DEFRA Metric 2.0 Calculations and full habitat condition justification which are welcomed. The headline figures show a 13.39% net gain in biodiversity which is welcomed.

Recommended conditions:

- Construction Ecological management Plan
- Landscape Ecological Management Plan

42. **Landscape** – No objection.

FUL

43. Phase 1A and 1B is acceptable subject to conditions. I am concerned that the applicant has not indicated any landscape mitigation works along the site boundary to the north. There is no guarantee that Phase 1B will be undertaken by the applicant and until such a development Phase 1A will have an unacceptable adverse effect upon the local landscape character. Suggest that a landscape buffer is included upon the northern boundary to enhance the landscape quality, incorporate characteristics of Fen Edge landscape features and soften and filter views of the new building (recommended in DAS). Following appropriate landscape mitigation works the site is

capable of accommodating developments in line with the following principles without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area. At present, the above landscape principles have not been considered for both Phases 1A & 1B. However, subject to landscape conditions the proposal would comply with Policy S/2: Objectives of the Local Plan and Policy NH/2: Protecting and Enhancing Landscape Character.

44. Recommended conditions:
- Bespoke hard and soft landscaping condition
 - Groundworks and soil movement details

OUT

45. Scale is acceptable based on drawing Site Parameters Plan P107. The proposed development is acceptable subject to reserved matters inclusive of landscaping and layout.

46. Recommended conditions:
- Bespoke hard and soft landscaping condition
 - Groundworks and soil movement details
 - Earthworks

47. **Trees** – No objection.

48. The Indicative Masterplan (ref 8248_P102 rev A) and the Design and Access Statement implies a high amount and distribution of tree cover through tree planting. To ensure we receive this please consider a condition which sets a target potential canopy cover of 20%.

49. Conditions:
1. Arboricultural Method Statement and Tree Protection Strategy
 2. Tree and hedgerow soft landscaping plan
 3. Protection and replacement of soft landscaping for 5 years
 4. 20% canopy cover

50. **Urban Design** – No objection subject to conditions.

51. The general approach to the overall layout of the site is considered acceptable. The multi-storey car park is supported as it would help reduce surface parking and free up more spaces for high-quality landscaping. Given its location and scale, it should be well designed to provide an attractive terminating vista when viewed from the main access route. The bridge proposed to connect building 3 and 4 at first floor level would require a very high-quality design given its location framing the entrance to Waterbeach New Town and the site. This poses an opportunity for the applicant to engage with the local community and integrate the bridge into the public art scheme. Lighting too could form part of the public art scheme to emphasise the bridge features throughout the site.

52. The scale and massing, form, cladding design, architectural language and external materials proposed to Building 3 and Building 4 are considered satisfactory. The outline application regarding the scale and access of the additional office space (Building 5), together with landscaping, SUDS, earthworks, renewable energy

generation/storage, new pedestrian and cycle routes, cycle and parking facilities and associated works are also considered acceptable in principle. Therefore, the proposals are considered to meet the design objectives set out in Policy HQ/1 of the 'South Cambridgeshire Local Plan' (2018) subject to conditions.

53. Recommended conditions:
- Materials
 - Plant room details
 - Bridge link details
 - Signage details
 - Cycle parking details
 - Landscaping details relating specifically to outdoor work spaces and the temporary car park

Representations

54. No representations.

Site and Surroundings

55. The application site is located outside of the development framework boundary of Waterbeach (some 200m west of the framework). The site lies outside of any Flood Zone while sections of the site are identified as an area of surface water flooding of 1 in 1,000, 1 in 100 and 1 in 30. These areas are concentrated in the south-eastern, south-western, and north-western corners of the site alongside an area south of Stirling House. The site also falls within a mineral safeguarding area (sand and gravel). Over 550 metres from the site is the edge of Waterbeach Conservation Area and no listed buildings are located within the vicinity.
56. The site, Cambridge Innovation Park, is an existing business park, comprising office use in the two existing buildings on site, Stirling House, an ex-MOD building sited centrally facing the south-eastern corner of the site and Blenheim House, built in 2017 sited along the eastern boundary. Existing SUDs features and associated car parking lie south-east of Stirling House. The site contains a mature tree belt on the southern boundary alongside Denny End Road, with further mature trees located in the north-western corner of the site. The existing site has a secure boundary with the entrance, both vehicular and pedestrian, located towards the eastern corner of the site with access from Denny End Road.
57. Waterbeach New Town will border the site the north and east, within the consented outline scheme (S/0559/17/OL) a parameters plan shows a country park will be provided directly east and north of the site with the closest residential dwellings approximately 55m north of the site. To the west of the site is an access path with the ACF Training Centre beyond. To the south, beyond Denny End Road is an established employment site, Denny End Road Industrial Estate. The nearest residential dwellings are located on the southern side of Denny End Road some 95m from the site.

Proposal

58. This application is for the redevelopment of Cambridge Innovation Park and is in hybrid form, meaning some of the development on site is captured within a FUL application and the remaining is within an outline application with matters such as layout, appearance and landscaping reserved for later assessment. This hybrid approach enables development of the site in the short and medium-long term providing flexibility to meet demands. During the application process, an amendment was submitted which upgraded the FUL application to encompass an additional building and associated landscaping, SuDs and parking. The hybrid is in the following form:
- Full application: for the erection of two office buildings (now buildings 3 and 4) totalling 4588m² of floorspace and associated landscaping.
 - Outline consent (matters of access and scale to be considered, all other matters reserved): for the erection of additional office (Class E) floorspace (3716m²), together with landscaping, SuDS, earthworks, renewable energy generation/storage, new pedestrian and cycle routes, cycle and parking facilities and associated works.
59. An illustrative masterplan has been submitted which underpins the overarching approach to the comprehensive development of the site showing both the development within the full and the outline application.

Background

60. A previous planning application for this site was submitted to the Council (ref S/2784/19/OL) and withdrawn prior to determination due to the concerns Officers raised. The applicant has sought to address these issues through engagement with the Council through a Planning Performance Agreement (PPA). Since September 2020, the agent has worked proactively and collaboratively with the Council through the pre-app process to create a proposal which Officers support whilst engaging with Urban and Civic (in relation to connections with Waterbeach New Town), local Councillors and the wider public.

Planning Assessment

61. Due to the hybrid form of the application, the aspects in full and outline are interlinked and thus, will be assessed in tandem.
62. The key issues to consider in the determination of the application are the principle of development, access, highway safety and parking provision, character / visual amenity, residential amenity, biodiversity, trees / landscaping, flood risk and drainage, renewables / climate change, developer contributions and other matters.

Principle of Development

63. Policy S/2 states the objectives of the Local Plan, to which criterion a) supports economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research and education and supporting the

rural economy. Policy S/5 outlines that development will meet the objectively assessed needs in the district between 2011-2031 for delivering 22,000 additional jobs to support the Cambridge Cluster and provide a diverse range of local jobs.

64. The Council's strategy for managing growth is set out in Chapter 2 'Spatial Strategy' of the South Cambridgeshire Local Plan 2018.
65. Policy S/6 outlines the development strategy until 2031 stating that the need for jobs and homes will be met as far as possible in the following order of preference, having regard to the purposes of the Cambridge Green Belt:
 - a. On the edge of Cambridge
 - b. At new settlements
 - c. In the rural area at Rural Centres and Minor Rural Centres
66. Policy S/7 (criterion 2) of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
67. The site is located outside of the defined village development framework of Waterbeach and is therefore technically within the countryside. Yet, other policies in the plan support this type of development, namely policies E/9, E/13 and E/16.
68. Policy E/9 encourages the development of employment clusters in specific sectors such as high-technology manufacturing, research and development, clean technology and electronic engineering among other technological based industries.
69. The site currently is home to around 40 companies in technological industries, alongside social and leisure facilities (café and gym) which complement the existing business uses and thus, is considered an established employment site. The site is well placed for employment development given its location adjacent to Waterbeach New Town and major infrastructure improvements planned in both the medium and long term for the dualling of the A10, cycle bridge across the A10 located directly north of the site, improving linkages between Waterbeach and surrounding villages, and the relocation of Waterbeach train station. The site is also strategically located with links to Cambridge Research Park, Landbeach, and Cambridge Science Park. The business case submitted demonstrates that the proposed uplift in office space would accommodate for future demands and would support the existing cluster of well-established high-tech uses complying with policy E/9.
70. Policy E/13 supports new employment on sites adjoining or very close to village development frameworks where:
 - A) No suitable buildings or sites within the settlement or nearby, or suitable buildings can be reused or replaced in the countryside nearby
 - B) The site comprises previously developed land. If greenfield sites are proposed they will need to demonstrate no suitable previously developed sites are available.
 - C) The proposal is justified by a business case, demonstrating that the business is viable.
 - D) There is a named user for the development, who shall be the first occupant. A planning condition will be attached to any permission to this effect.

- E) The proposal is logically related to the built form of the settlement, the scale and form of the development would be in keeping with the category and scale of the village.
 - F) The proposal would not have an unacceptable adverse impact on the character and appearance of the area and in particular the village edge and is in scale with the location.
 - G) The site can be easily accessed on foot or cycle.
71. Policy E/16 supports the expansion of existing businesses in the countryside (outside development frameworks) where:
- A) The proposal is justified by a business case, demonstrating that the business is viable, and has been operating successfully for a minimum of 2 years.
 - B) There is a named user for the development, who shall be the first occupant. A planning condition will be attached to any permission to this effect.
 - C) The proposal is of a scale appropriate in this location, adjacent to existing premises and appropriate to the existing development.
 - D) There is no unacceptable adverse impact on the countryside with regard to scale, character and appearance of new buildings and/or changes of use of land.
 - E) Existing buildings are reused where possible.
 - F) The proposed development would not (by itself or cumulatively) have a significant adverse impact in terms of the amount or nature of traffic generated.
72. Given the location of the development and the existing uses on site, both policy E/13 and E/16 are engaged. The site as stated is an existing established business park with two existing buildings on site which are almost fully occupied. No other buildings are present on site to reuse or replace. The submitted business case demonstrates the existing demand for office space, with increased future demand coinciding with the development of Waterbeach New Town. The site is well placed to accommodate additional office space, enhancing clustering, given the sites existing connectivity (accessible via bike, train and bus), future accessibility (with enhancements to the A10 and cycle infrastructure) and strategic location close to Waterbeach New Town and the Cambridge Science Park – Cambridge Research Park corridor. Whilst named users of the development have not been provided, given the nature of the office spaces, the number of potential businesses occupying the spaces and the demand on site for office space, it is considered unnecessary to require this information via condition. Given the established nature of the business park, its location adjacent to Waterbeach New Town and the absence of other more suitable land within the Waterbeach area, despite the site being outside the development framework, the principle of further office space on site is considered acceptable. The principle of the expansion of the site is also supported in the emerging Neighbourhood Plan via policy WAT 13 as set out above.
73. Taking the above into account, Officers consider that a departure from policy S/7 of the Local Plan would be justified in this instance as the proposed development would be supported by policy S/2, E/9, E/13 and E/16.

Access, Highway Safety, Highway Impact, and Parking Provision

74. The existing site has a vehicular access from Denny End Road and is only served by a footway on the south side of Denny End Road connecting to Waterbeach village. Waterbeach has a regular bus service (every 30 minutes) to Ely, Cambridge and surrounding villages with two bus stops directly south of the site along Denny End Road as well as a train station (1.7km south-east of the site) also operating a regular service to Cambridge, London Kings Cross and Ely. The main vehicular access is via the A10 corridor, which suffers from peak time congestion between Ely and Cambridge as it is at capacity between the A14 junction and the Kings Hedges Road junction towards Cambridge.
75. The proposal is for an additional 8,407 sqm of space office, totalling 15,171sqm on site. A Transport Assessment and further Technical Note have been provided in support of the application and the Cambridgeshire County Highways Major Development Team and Highway Development Management Team have been subject to formal consultation who both raise no objection to the proposed development.

Access

76. The existing access is retained as part of the proposal. This access has been unchanged since its former use by the Armed Services and thus can accommodate for larger motor vehicles given its 14m wide entrance and 8.3m roads. As such, the site access would allow good visibility for vehicles and would allow two domestic vehicles to pass one another clear of the adopted public highway. The Highway Development Management Team have requested that this junction is modified to encourage non-motorised transport within the outline consent for phase 2 to further encourage active and sustainable travel to and from the site and ensure the intended modal shift occurs. This modification to the existing access is considered reasonable and necessary and thus will be secured via S106. The proposed development has therefore demonstrated that it will achieve safe and suitable vehicular access to the site which will not result in significant harm to highway safety.
77. The proposal adopts a sustainable approach to development which is reflected in the Green Travel Plan which encourages a shift to more sustainable modes of transport away from private car usage, aligning with the Sustainability Strategy. The proposal includes various pedestrian and cycle accesses to and through the site from the north-east, north-west and south-west connecting to the cycling infrastructure delivered through the Greater Cambridge Partnership Greenways project and to Waterbeach New Town to the north of the site and Denny End Road to the south. This will enhance connectivity, safety for users and promote sustainable and active travel to and from the site to assist in achieving the intended modal shift away from private vehicles. Cycle parking, changing facilities and showers are proposed on site to support this modal shift. Policy TI/3 requires cycle provision to be 1 space per 30m² which the proposed provision adheres to by providing 285 additional cycle parking spaces. All the facilities proposed in the full application apart from the cycle store sited adjacent to building 3 are conveniently located, covered, well-lit and secure to encourage use. This cycle store should be relocated which will be secured via condition. Details of cycle storage in phase 2 is a reserved matter, however, officers consider it necessary to condition the provision to ensure delivery. Lighting along Denny End Road is limited acting as a deterrent for walking or cycling to the site. The

proposal incorporates improvements to lighting along Denny End Road which further promote sustainable transport patterns and this will be secured via S106.

78. The site is sustainably located with public transport links within the vicinity of the site. Bus stops are sited on both sides of Denny End Road within close proximity of the site which offer a regular service. Both bus shelters have been recently upgraded by Waterbeach Parish Council, however, given the required modal shift to relieve pressure from the A10 corridor and potential increase in use, it is considered reasonable to require a contribution for the improvement of these bus shelters in line with the Parish request (see para 113 below). This will be secured via S106 for phase 1A and 1B. Waterbeach train station, with services to Cambridge, Ely and London Kings Cross, is located 1.7km south-east of the site which is proposed to be relocated within Waterbeach New Town. The proposal incorporates a shuttle bus to and from the station to enhance sustainable connectivity and continuity between sustainable modes. Officers consider it reasonable and necessary to secure this service via S106 which will ensure implementation prior to occupation of phase 1 and remain in perpetuity or until it is demonstrated to no longer be required.

Parking

79. Policy TI/3 of the Local Plan requires car parking provision to be provided through a design-led approach in accordance with the indicative standards of 1 space per 30m² (over 2,500m²). The site currently provides 215 car parking bays at a ratio of 1 space per 31m². This is proposed to increase to a total of 295 car parking spaces at a ratio of 1 space per 48m². Of the additional 80 spaces, 21 are to be provided as part of phases 1A and 1B, and the remaining 59 provided as part of phase 2 in 2025. Whilst this ratio results in less parking being provided per m², policy TI/3 states that provision should consider site location, facilities and public transport and highway and user safety issues and developments should encourage innovative solutions to car parking. The site is, as detailed above, situated in a relatively sustainable location given the existing bus and rail links. The proposal aims to achieve a modal shift towards sustainable modes by enhancing pedestrian and cycle connectivity and on site facilities, linking the site to the station by providing shuttle buses, and adopting innovative car parking solutions including car sharing bays to limit the need for car parking on site. The application has been subject to formal consultation with the Highway Major Development Team who raise no objection to the proposed development subject to mitigation measures, noting that the reduced ratio of car parking adheres to the Cambridge County Council Transport Position Statement which seeks reduced levels on the Ely to Cambridge corridor.
80. The proposed car parking in both phase 1 and 2 has been carefully designed to minimise its impact upon the character and appearance of the site. In phase 1 the temporary car park would be sited behind Stirling House shielding views of the car parking from the south, ensuring it does not appear dominant. Adequate landscape mitigation to provide additional screening to the north will be secured via condition given its necessary to minimise harm to the surrounding landscape. The illustrative masterplan outlines the incorporation of a decked car park in phase 2 to minimise the land area taken up by car parking. While the location of this decked car park may be subject to change given that layout is a reserved matter, to ensure car parking does not dominate the site layout to accord with policy HQ/1 and TI/3, officers consider it necessary to secure this via condition. Officers, subject to conditions, consider that

81. the proposal adopts a design led car parking scheme, complying with policy HQ/1 and TI/3.

Of the new parking spaces, 50% will have EV charging points, totalling 44 on site, further promoting more sustainable transport. The Greater Cambridge Sustainable Design and Construction SPD requires at least one rapid or fast charging point for every 1,000m² of non-residential floorspace. Officers consider it reasonable and necessary to impose a condition to ensure this is provided and ensure sustainable modes are promoted on site. 5% of all car parking spaces, including 3 EV charging spaces, will be disabled spaces promote inclusivity and comply with the Equalities Act. The condition for EV will also ensure that the infrastructure (ducting) for all new car parking spaces created is in place to easily upgrade and provide more EV spaces as necessary.

Highway Impact

82. The Highway Major Development Team has been consulted on the application, which was supported by a Transport Assessment and Transport Technical Note, and they are satisfied that the highway network would not be significantly affected by the development subject to the recommended mitigation measures. The current vehicle trip generation of the site is 81 inbound in the AM peak and 91 outbound in the PM peak. The proposal includes a range of measures that together keep the vehicle trip generation at a similar level during both phases of development, as discussed in the preceding paragraphs. These measures include restricted parking and encouraging cycling, bus and rail use through enhancing connectivity, continuity and provision which increase along with the uplift in floorspace in each phase. The Transport Assessment outlines that the majority of site users live within Cambridge or villages to the north of Cambridge and thus would benefit from the provision of the strategic infrastructure on the A10 corridor which will be provided by the Greater Cambridge Partnership in the medium term. In consultation with the Highway Major Development Team, officers consider it reasonable and necessary to impose conditions ensuring the shuttle bus and car sharing bays provision in both phases and travel plan monitoring in phase 2, alongside contributions to bus shelter maintenance, Denny End Road street lighting, and for the Waterbeach to Cambridge Greenway strategic infrastructure project. It is also necessary to ensure development does not progress beyond phase 1 until the modal shift has been achieved, this will be secured in the S106.
83. The Parish Council have recommended that the bus stops on Denny End Road should have electronic screens. Contributions will be secured to enable this upgrade. The Parish have also requested double yellow lines to be installed along Denny End Road to prevent rogue parking however given the car parking provisions proposed on site alongside the promotion of other transport modes, the proposed development should not pose additional parking stress on Denny End Road or the surrounding area to justify requiring this. As stated earlier, the S106 will include the requirement for a Green Travel Plan. The drafting of the Travel Plan will require a review of its success and the County Council has asked for there to be a clause seeking a hold on development between phases 1 and 2 if the levels of modal shift are not accomplished.
84. Subject to the recommended conditions and contributions, the proposal is not considered to result in significant harm to highway safety and highway capacity and would accord with policies E/16 (f) TI/2 and TI/3 of the Local Plan and paragraphs 108 and 110 of the NPPF.

Character / Visual Amenity

85. The existing site comprises Stirling House, an ex-MOD building sited centrally facing south-east, a building which commands attention through its defensive external appearance and scale, and Blenheim House a two storey glazed building with external balconies at first floor, sited along the eastern boundary, which whilst adopting a similar character to Stirling House, is comparatively subservient. Between the existing buildings is a well-landscaped car park and associated access road. Towards the north-west, west and north-east of the site are open green areas with mature trees focused in the north-western corner and along the southern boundary.

Outline

86. The outline is for all matters reserved except for scale and access, thus matters such as layout, landscaping and appearance will be assessed in the subsequent reserved matters application and are subject to change. An illustrative masterplan (8248 P102 REV B) and parameters plan (8248 P107 REV B) have been submitted in support of the application, alongside a detailed Design and Access Statement and Planning Statement. The illustrative masterplan and parameters plan demonstrate that the site can accommodate this extent of office space at a scale which would not compete with, but rather would be subservient to, Stirling House both within the site and in long-range views surrounding the site. Further, it demonstrates the site can be developed whilst retaining the open and well-landscaped character, improving active travel connections to Waterbeach New Town and enhancing existing facilities on site, through the provision of a central green space with café and energy centre. This is in part due to the proposed deck car park provided which frees up available land for place-making. The Urban Design Officer is supportive of the overall masterplan and highlights the importance of delivering aspects of the design in the reserved matters. To ensure the provision of the central landscaped greenspace, café, the cycle-pedestrian pathway and associated cycle parking facilities, multi-storey car park and the energy building, officers' consider it necessary to require provision via condition.
87. The indicative masterplan outlines plans to develop a series of swales with several bridge links, creating the impression of a riverside location. This draws inspiration from riverside at Cambridge, reminding site users of the connection between the site (Cambridge Innovation Park) and city, creating a distinctive character. Officers consider it necessary to ensure provision of these bridges via condition as these are central to creating a distinctive character and thus a successful design. Public art is required by virtue of the floor space provided and should be utilised in designing these bridges.
88. Condition 33 as drafted seeks for any reserved matters application to demonstrate compliance with the masterplan associated with the site, to ensure a consistent approach to the design of the public realm is carried out and the vision contained within the masterplan remains strong. This is an outline application and whilst the design and layout details of the scheme are not submitted and reserved for later
- 89.

90. approval, officers are satisfied a reserved matters application could come forward and easily satisfy policies HQ/1 of the Local Plan, subject to the recommended conditions.

Full

91. Phase 1A and 1B are to be considered under the full application. Site plans, floorplans and elevations have been provided in support of the application alongside the design and access and planning statements.
92. Phase 1A contains building 3 sited north of, and in line with, Blenheim House. Building 3 would be two storey in form with a footprint angled into the site towards the north. The building would have a modular construction with a material palette comprising vertical larch timber cladding, cladding panels, glazing and a dark brick plinth. By virtue of the architectural language, scale, massing and external materials, building 3 would relate well to Blenheim House, alongside appearing subservient to Stirling House. Yet, building 3 would respect the surrounding built form and act as a contrast to the imposing presence of Stirling House due to its natural, calming external appearance. This calming appearance would be reflected in the landscaped setting of the building, to which details will be secured via condition.
93. Building 4 would be developed under phase 1B and would be sited to the north-west of building 3, east of Stirling House. By virtue of its three-storey scale, mass, architectural rhythm and materials, building 4 would sit comfortably within the setting of Stirling House and respond well to building 3. The external plant at roof level has been removed to retain the clean lines of the building and not interrupt the visual subservience in relation to Stirling House in long-range views from outside of the site. Building 4 has a modular 'U' shaped form creating an enclosed courtyard which can be utilised for outside working and socialising. While the external staircases protrude into the courtyard space, these assist in the modular sustainable design and have been carefully designed to not impose visually on the courtyard area and appear well integrated. The external walkways provide access to the canopied workspaces, adding variety to the outside working provision on site for future business users. Previously both Urban Design and Planning Officer's raised concerns regarding the wayfinding to building 4's entrance given the external staircases protruding into the courtyards. However, the entrance of building 4 has been amended to emphasize it's prominence by creating a double height and an enlarged entrance. Officer's now consider the built form to guide the user effectively to the entrance and that this can be reinforced through imposition of detailed landscaping and materials conditions.
94. The proposal also includes a bridge link between building 3 and 4 to create a sense of enclosure and a gateway on arrival from the north-eastern corner. Both Urban Design and Planning Officers' agree that this bridge link should be an iconic structure to serve as a terminating vista for the main route through the site towards or away from Waterbeach New Town. No elevational details of this bridge have been submitted and thus officers consider it reasonable and necessary to impose a condition requiring these details. This will ensure the bridge connection will be carefully designed and integrated into the scheme. There is an opportunity here to incorporate this into the public art scheme required.
95. Detailed signage arrangements have not been provided for the full application and given the potential number of smaller start-up businesses renting these buildings, there is a need to ensure that the signage does not result in visual cluttering which would compromise the design integrity and calmness of the buildings. Officers

consider that a condition is necessary to ensure that the signage is of a high-quality and would complement the elevational composition of the building.

The functional needs of the site (refuse, substations and cycle stores) have been accommodated throughout the scheme in convenient locations aside from the cycle store to the east of building 3 which would not benefit from increased natural surveillance or close proximity to the buildings entrance. The location of this cycle store would be secured via condition. The temporary car park sited to the north-west of Stirling House would be screened by Stirling House to the south-east and landscaping to the north and north-west, minimising the impact on the surrounding landscape and quality. To ensure the temporary car park is temporary, officers consider it necessary to impose a condition requiring its removal during the phased works.

Taking the above into account, officers consider that the full element of the hybrid application would result in a high quality design which would respond to the surrounding context whilst creating a distinctive, well connected, place and therefore would be compliant with policy HQ/1 of the Local Plan.

Residential Amenity

96. An element of the proposed development would be in outline form with matters of layout, landscaping and appearance reserved for later approval, therefore the final layout of the site and the appearance is not known. However, the scale is included within matters for consideration. The proposed development would not exceed 3 storeys in height, approximately 10.6-12.6m. The closest residential dwellings are approximately 180m from the application site boundary. Given the relative proximity of residential occupiers to the application site and the proposed scale, Officers consider that the proposal would not adversely impact neighbouring occupiers through an unduly overbearing mass, significant loss of light or privacy.
97. Waterbeach NT, an allocated site within the Local Plan, is sited north of the application site and secured outline consent in 2019 (S/0559/17/OL). The parameters plan details that directly north of the application site would be designated strategic open space with mixed-use residential sited approximately 50m from the hybrid application site boundary. Whilst the NT is still at an early development stage, this is an allocated site, thus there is a certainty the development will come forward. Given the proposed scale of the office units alongside the separation distance and mature screening along the northern boundary, Officers consider no adverse amenity impact would arise from the development to the future occupiers of WNT.
98. The Environmental Health Officer has no concerns relating to excessive noise, vibrations and disturbance to surrounding residents once use has commenced or during the construction phases, subject to restricted construction hours and piling mitigation if piling is required. The intensification of office use on site, given its nature, proposed modal shift (in the medium to long term) and proximity to residential occupiers, would not create a significant noise impact. Cumulatively, officers consider the resultant noise, disturbance and vibration impacts to be insignificant.
99. Taking this into account, Officers are satisfied neighbouring occupiers would not be adversely affected by the development. Therefore, the proposal is considered to accord with policies HQ/1(n) of the Local Plan.

Biodiversity

100. An Ecological Appraisal has been submitted in support of the proposed development. The Council's Ecology Officer has been subject to formal consultation.
101. The Council's Ecology Officer notes that the site falls within the Impact Risk Zone of a nearby statutory protected site which does not meet the criteria for consultation with Natural England and there are no non-statutory protected areas within the vicinity of the site which are likely to be impacted by the development. The Ecological Appraisal found that there are some ecological constraints to be found on site, including low suitability bat roosting features within trees, reptile populations, badger movements, breeding birds, and possible amphibians on site. There is no current evidence that any form of development licence will be required for works to go ahead; however this should be kept under review as reserved matters applications are developed.
102. Biodiversity net gain calculations were submitted to the Council to demonstrate a 13.39% net gain which the Ecology Officer welcomes.
103. The Ecology Officer is satisfied that the development would enhance biodiversity subject to the recommended conditions to be imposed as part of any consent. These two conditions require the submission of a Construction Ecological Management Plan (CEcMP) and Landscape and Ecological Management Plan (LEMP) to protect existing habitats and protected species and enhance biodiversity on site.
104. Subject to the recommended conditions, officers consider that the proposal would accord with policies NH/4 of the Local Plan and paragraphs 170, 174, and 175 of the NPPF which requires development to enhance, restore and add to biodiversity with opportunities should be taken to achieve a net gain in biodiversity through the form and design of development.

Trees / Landscaping

105. Several mature trees, in the form of a tree belt, are sited along the southern boundary adjacent to Denny End Road, with further mature trees clustered in the north-western corner of the site. Less mature trees are scattered throughout the site, with focused areas in the north-eastern and south-eastern sections. Existing swales are located to the front of Stirling House facing south-east. Hedgerows and landscaping surround the existing buildings on site (Stirling and Blenheim House).
106. The hybrid application consists of an outline with all matters including layout and landscaping reserved for assessment at a later stage aside from scale and access, and a full application which includes details relating to landscaping and scale. The full application is divided into two phases: phase 1A (building 3 to the north-eastern corner of the site) and phase 1B (building 4 sited north-east of Stirling House).
107. A tree survey and constraints plan alongside the indicative masterplan have been submitted in support of the application with additional detail being supplied in the Design and Access Statement. This has been subject to formal consultation with the Council's Trees Officer who raises no objection, subject to an Arboricultural Method Statement and Tree Protection Strategy, a soft landscaping plan and 5 year protection condition. These conditions are considered reasonable and necessary to impose on

both the outline and full application to ensure the existing trees on site are maintained and enhanced.

Outline

108. The illustrative masterplan demonstrates a high-quality landscape-led design can be achieved on site which would not result in harm to the surrounding countryside and its landscape character. Whilst the site is well landscaped with a relatively green and open character, in long-range views from the north or short-range views from Denny End Road the site appears relatively urbanised given the scale and massing of the existing buildings on site. The Parameter Plan submitted (8248_P107 Rev B) states the largest scale building, buildings 4 and 5 would be 10.6-12.6m, 3 storeys, in height, comparatively lower in scale than Stirling House. Views would be altered, however, the proposed scale would not adversely impact upon the prevailing landscape character with no harm arising to landscape features of particular note or local distinctiveness. The proposal in outline form poses an opportunity to enhance the existing landscape character within the site, for environmental, ecological and social benefits. To ensure these benefits, Officers' find it reasonable and necessary to impose a condition to secure provision of the central landscaped area to the south-east of Stirling House.
109. Detailed landscape plans, including planting specifications, would be expected to be submitted to address the matter of 'landscape' in the subsequent reserved matters application. While landscape is a reserved matter, officers consider it reasonable and necessary to impose a condition requiring details of all hard and soft landscaping to be submitted and considered as part of a reserved matters application and carried out in accordance with the approved details.

Full

110. Phase 1A consists of building 3 and associated landscaping which includes the swale in the south-western corner of the site. Phase 1B incorporates building 4, the temporary car park and access road, a cycle shower block, additional swales and associated landscaping surrounding building 4 and 3. Whilst full details of the hard and soft landscaping scheme has not been submitted for assessment, the proposed site plan (8341_P131 rev A) provides an indication of the landscaping surrounding the proposed buildings. The proposed series of swales sited diagonally through the site enhances the existing swales and the landscape character, responding to the sites location nearby the Fens and Cambridge whereby watercourses are a characteristic feature in the landscape. These swales create a focal point anchoring the landscaping of the site; this is accentuated by the surrounding landscape accommodating outside breakout spaces to the south of building 3 and within the courtyard of building 4. These seating areas should enable outdoor working comfortably with tabled and group seating areas as opposed to linear benches. To ensure adequate provision to enhance the sustainability of the site, Officers find it reasonable and necessary to include this within a hard and soft landscaping condition. A natural amphitheatre area in the north-eastern corner of the site adds variation to the landscape and focuses views through the site down the main cycle pedestrian link whilst creating a sociable place to gather for workers throughout the day. The landscaping proposed, whilst the details not being in full, is responsive to the surrounding context and intuitive, guiding users through the site.
111. Full details of hard and soft landscaping have not been provided, as such Officers' consider it reasonable and necessary to impose a condition to secure these details post-decision. As there is no guarantee that phase 1B will transpire or there will

potentially be a prolonged period of time without the landscaping associated with phase 1B (including landscape mitigation/buffer to the north), Officers also consider it necessary to impose a condition requiring adequate landscape mitigation between the phases. This will ensure that, if phase 1B were not to come forward for several years, the proposed building 3 would successfully integrate into the surrounding landscape character and views of the building would be filtered to soften its appearance in the prevailing landscape.

112. The temporary car park to the north west of the site would be screened by the existing mature tree cluster in the northern corner and by additional planting along the northern border to mitigate against the harm the car park would have on the long-range views from the north. Whilst this additional planting would not span across the length of the northern boundary, Officers' consider it reasonable and necessary to impose a condition ensuring this is provided. A small area of additional car parking would be sited to the south-west of building 3. While this is considered necessary to provide maintenance access to building 3 and disabled car parking in an accessible location, to ensure the landscape setting of building 3 is not compromised and this area is landscaped to a high degree, this will be sought via condition.
113. The existing boundary fencing, whilst unsightly, is not in the ownership of Cambridge Innovation Park Ltd so has no control over its removal. However, via condition regarding hard and soft landscaping, officers will seek that these fences will be adequately screened so as not to harm the intended landscape character.
114. Subject to the recommended conditions, the proposal is considered to accord with policies HQ/1 and NH/2 of the Local Plan.

Flood Risk and Drainage

115. The site lies outside of any Flood Zone yet sections of the site are identified as areas of surface water flooding of 1 in 1,000, 1 in 100 and 1 in 30.

A Drainage Strategy has been submitted in support of the application and has been subject to consultation with the Internal Drainage Board, Local Lead Flood Authority and the SCDC Drainage Officer. All three consultees objected to the application originally as the IDB's system has no residual capacity to accept any further flow above its greenfield run-off rate of 1.1 litres/seconds/impermeable hectare.
116. A revised Surface and Foul Water Strategy has been submitted in support of the application. Based on this revised strategy, the Internal Drainage Board and Lead Local Flood Authority are now supportive of the application. The SCDC Drainage Officer has been re-consulted on the revised drainage strategy but has not provided additional comments. However, the SCDC Drainage Officer's objection solely focused on the Drainage Board's capacity and as the IDB are now supportive of the discharge rate, Officers consider this objection would fall away.
117. The Local Lead Flood Authority have advised that the surface water from Phase 1A will be discharged via Pond 1 into the adjacent watercourse at 2 l/s during all events up to and including a 1 in 100 year rainfall event plus a 40% allowance for climate change. The Waterbeach Level Internal Drainage Board has confirmed that this is satisfactory as their system has capacity for this discharge rate. Once all three phases have been completed, surface water would discharge into the adjacent watercourse at 4.8 l/s (2 l/s/ha) during all events up to and including a 1 in 100 year rainfall event plus a 40% allowance for climate change. This strategy will provide considerable

betterment from the existing runoff rates of 11.8 l/s, 28.8 l/s and 52.4 l/s during the 1 in 1, 1 in 30 and 1 in 100 year rainfall events.

119. The proposed development therefore is not considered to increase the risk of flooding to the site and surrounding area, subject to conditions relating to the surface water for phase 1A, submission of a surface water drainage strategy for phase 1B and 2, submission of the surface water run-off measures throughout the development and several informatives. Officers therefore consider it reasonable and necessary to impose these conditions and informatives to ensure the development is acceptable in terms of flood risk and drainage.
120. Subject to the recommended condition, the proposal would accord with policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Renewables / Climate Change

121. Policy CC/1 of the Local Plan only permits development which demonstrate and embed the principles of climate change mitigation and adaptation. Policy CC/3 of the Local Plan states that proposals for new non-residential buildings of more than 1,000m² will be required to reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies.
122. Policy CC/4 of the Local Plan states that proposals for non-residential development must be accompanied by a water conservation strategy, which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable
123. A Sustainability Statement has been provided in support of the hybrid application. The Energy Statement details the most suitable approach to ensuring high energy performance are a combination of solar PV, micro-grid and heat pump technologies. In terms of carbon reductions buildings three and four are projected to have carbon reductions of approximately 45.2% and 33.52% respectively. These figures far exceed the minimum stated within policy CC/3. It is clear that sustainability has been a foundation of the proposed development as evidenced by these figures alongside the various design and construction features proposed (including among other measures: solar shading and roof overhangs; natural ventilation where possible; sustainable materials and modular off-site construction methods). The use of innovative and renewable technologies is evident throughout the proposal. Moreover, the proposal aims to achieve BREEAM outstanding for building three and excellent for building four.
124. The proposal demonstrates compliance to policy CC/4 adopting water efficient fixtures, fittings and appliances which would meet a minimum of two credits in the WAT01 category under BREEAM. The Sustainability Officer does note however that innovative solutions, like those proposed to ensure carbon reduction, should be investigated, for example water harvesting. The Sustainability Officer has recommended several conditions to ensure the high sustainability proposed is delivered. These conditions include submission of details demonstrating carbon emissions reduction; to ensure BREEAM excellent is met during construction and post

construction. Officers consider it reasonable and necessary to impose these recommended conditions to ensure high-quality sustainable development.

125. Taking the above into account, the proposal would far exceed the standards detailed within policies CC/1, CC/3 and CC/4 of the Local Plan. This exemplar standard will be ensured through the recommended conditions.

Developer Contributions

126. Policy TI/8 of the Local Plan states that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.
127. Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation 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.
128. Given the related transport impacts which could arise from the development, the Highway Major Development Team have recommended several mitigations including contributions. These are included in the summary table below. The Parish Council have requested contributions to community facilities such as library, Waterbeach Military Heritage Museum, additional MVAS units and similar facilities. However, officers do not consider that the proposed office development would directly impact upon these facilities and they are not necessary in order to grant planning permission and therefore, it would be unnecessary to request such contributions.
129. Officers request that members delegate powers to officers to enter into a section 106 agreement in accordance with the heads of terms below. The following Heads of Terms have been agreed in consultation with the applicant and Cambridgeshire County Council:

Heads of Terms	
Travel Plan for development with monitoring of travel and trips into and out of CIP and reporting until 5 years following full occupation.	
A cap to be applied to the development so that the development cannot progress to beyond phase 1A and 1B until review of the targets set out in the Transport Assessment have been achieved.	
Improvements to the entrance of the site to encourage sustainable transport prior to occupation of building 5 and completion of the car park deck.	
Provision of a shuttle bus to and from the site from Waterbeach railway station, including service specification and requirement for investigation of the provision of a joint service in collaboration with Cambridge Research Park and / or other employers locally. Provision to be made for the lifetime of the development	
<i>Contributions for:</i>	
The improvement and associated maintenance of both bus shelters to be passed to Waterbeach Parish Council.	£22,000

The Waterbeach to Cambridge Greenway	£79,000 in phase 1 £54,000 in phase 2
A review and improvements to street lighting for Denny End Road	£10,000

Officers ask for delegated authority to investigate with the County Council, with reference to the Greenway Project, the appropriateness of securing pathway improvements on the north of Denny End Road.

Other Matters

Public Art

130. Policy HQ/2 requires public art to be integrated into the design of a development of this size. Officers consider it reasonable and necessary to impose a condition to ensure that the requirements of policy HQ/2 are satisfied.

Noise & Lighting

131. Officers consider it reasonable and necessary to impose conditions restricting the hours of works on site and the installation of external lighting along with informatives for burning of waste, driven pile foundations, minimising disturbance to neighbours, demolition notice and air source heat pumps.
132. Subject to the recommended condition, the proposal would accord with policies HQ/1 and CC/6 of the Local Plan.

Conclusion and Recommendation

133. The principle of the proposal, on an existing and well established business park in close proximity to Waterbeach is supported by policies E/9, E/13 and E/16 and emerging Neighbourhood Plan policy Wat13. These policies support clustering of high-tech industries including research and development, new employment on the edge of villages and expansion of existing businesses in the countryside. The proposed development would assist in strengthening the Cambridge cluster whilst promoting and being an exemplar of sustainability, by proposing a green modal shift, sustainable construction methods, resource efficiency, renewable energy generation, biodiversity gain, sociable outdoor working spaces and leisure facilities on site.
134. For the reasons set out in this report, officers consider the hybrid planning application acceptable subject to conditions and the application is recommended for approval.

Recommendation

135. **Approval** subject to conditions as set out below (the final wording and form of which is delegated to officers) and the completion of a S106 agreement in accordance with the Heads of Terms as set out in the officer report.

CONDITIONS

OUT & FUL

1. Phasing of Development

The development hereby approved shall be implemented in accordance with the approved Site Phasing Plan ref: 8248_P106 Rev B unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt.

Highways

2. Future Management Plan

No development in any phase of development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the relevant phase of development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard

3. Traffic Management Plan

No demolition or construction works in any phase of development shall commence on site until a traffic management plan relevant to that phase has been agreed in writing with the Planning Authority (using the guidance document below as a framework) as stated within the submitted Transport Technical Note CCC002. The Highway Authority requests that the TMP be a stand-alone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. 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 public highway)
- ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.

- 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 operation of the adopted public highway.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development.

Sustainability

4. Renewable Energy Strategy

The approved renewable/low carbon energy technologies (as set out in the Energy strategy and Sustainability Statement) shall be fully installed and operational prior to the occupation of each phase of the development. Detailed design stage SBEM calculations, evidencing a minimum 10% carbon emissions reduction relevant to that phase, shall have previously been submitted to and approved in writing by the local planning authority.

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

Reason: In the interests of reducing carbon dioxide emissions in accordance with Policy CC/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

5. BREEAM

Within 6 months of commencement of any phase of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'Excellent' as a minimum will be met. Where the certificate shows a shortfall in credits for BREEAM 'Excellent', a statement shall be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Greater Cambridge Sustainable Design and Construction SPD 2020).

6. BREEAM Post Construction

Prior to the use or occupation of any phase of the development, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of

sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Greater Cambridge Sustainable Design and Construction SPD 2020).

Operations

7. Construction

The development shall be implemented in accordance with the approved Construction Method Statement dated 11 November 2020.

Reason: For the avoidance of doubt and to protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

8. Construction hours

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 adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

Landscape

9. Ground works and soil movement

No development shall take place, until the details of all groundworks and soil movement relating to the development are submitted to and approved in writing by the local authority. Details should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary).

All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

10. Arboricultural Method Statement and Tree Protection Plan

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

Reason: To ensure that before any development commences appropriate tree protection measures have been agreed to preserve the landscape character of the site and surrounding area in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Public Art

11. Public Art Delivery Plan

No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority.

The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development in accordance with policy HQ/2 of the South Cambridgeshire Local Plan 2018.

Drainage

12. Surface Water Drainage Strategy

No laying of services, creation of hard surfaces or erection of a building within Phases 1B and 2 shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority.

Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Drainage Strategy prepared by Peter Dann Limited (ref: 10-9664) dated December 2020 and shall also include:

- a. Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- b. Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- c. Temporary storage facilities if the development is to be phased;
- d. A timetable for implementation if the development is to be phased;
- e. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- f. Demonstration that the surface water drainage of the site is in accordance with DEFRA nonstatutory technical standards for sustainable drainage systems;
- g. Permissions to connect to a receiving watercourse or sewer;
- h. Measures taken to prevent pollution of the receiving surface water

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

13. Surface Water Run Off Measures

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

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14. Time

The development hereby permitted in full, hereafter referred to as the “approved detailed scheme” as identified on approved Proposed Site Plan Full Application ref: 8341_P131 Rev B comprises: the erection of two office (Class E) buildings, together with landscaping, SuDS, earthworks and associated works.

The approved detailed scheme shall begin before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

15. Quantum of Development

This planning permission approves the following quantum of development in full detail as detailed on approved Proposed Site Plan Full Application ref: 8341_P131 Rev B:

- Phase 1A (Building 3) – Up to 10,000sqft (929sqm) GIA of office space (Class E Office) and associated landscaping;
- Phase 1B (Building 4) – Up to 40,000sqft (3,716sqm) GIA of office space (Class E Office) and associated landscaping;

Reason: To ensure that the development is carried out in accordance with the approved plans and within the parameters of the grant of planning permission, including the principles of the Masterplan and the details of the application that have been assessed by the supporting application documents.

16. Approved plans

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

Drawings approved in full:

- Site Location Plan ref: 8248_P100
- Site Full Application Boundary Plan ref: 8248_P105 Rev B
- Proposed Site Plan Full Application ref: 8341_P131 Rev B
- Site Phasing Plan ref: 8248_P106 Rev B
- Site Parameters Plan ref: 8248_P107 Rev B
- Site Existing Sections ref: 8248_P110

Phase 1A (Building 3)

- Building 3 Phase 1A Proposed Building 3 Site Sections ref: 8341_P136 Rev A
- Building 3 Phase 1A Proposed Ground Floor Plan ref: 8341_P140 Rev A
- Building 3 Phase 1A Proposed First Floor Plan ref: 8341_P141 Rev A
- Building 3 Phase 1A Proposed Roof Plan ref: 8341_P142
- Building 3 Phase 1A Proposed Elevations ref: 8341_P145 Rev A
- Building 3 Phase 1A Proposed Bay Studies ref: 8341_P146
- Building 3 Phase 1A Proposed Sections ref: 8341_P147

- Building 3 Phase 1A External Materials Schedule ref: 8341_P150
- Building 3 Phase 1A Accommodation Schedule ref: 8341_P151

Building 4

- Building 4 Proposed Floor Plans Ground Floor ref: 8136_P160 Rev A
- Building 4 Proposed Floor Plans First Floor ref: 8136_P161
- Building 4 Proposed Floor Plans Second Floor ref: 8136_P162 Rev A
- Building 4 Proposed Floor Plans Roof ref: 8136_P163 Rev A
- Building 4 Proposed Elevations Sheet 1 ref: 8316_P165 Rev A
- Building 4 Proposed Elevations Sheet 2 ref: 8316_P166 Rev A
- Building 4 Proposed Elevations Sheet 3 ref: 8316_P167 Rev A
- Building 4 Proposed Sections Building Section AA & BB ref: 8316_P168 Rev A
- Building 4 Proposed Site Sections ref: 8316_P169 Rev A
- Proposed Shower Block ref: 8316_P170 Rev A
- Proposed Substation and Switch Room ref: 8316_P140

Documents approved:

- Cambridge Innovation Park North Waterbeach Transport Assessment 70075257-WSP-TA-001 dated December 2020
- Cambridge Innovation Park Waterbeach - Transport Technical Note CCC001 dated 23 March 2021
- Cambridge Innovation Park Waterbeach - Transport Technical Note CCC002 dated 12 April 2021
- Cambridge Innovation Park North BREEAM Travel Plan 70075257-WSP-TP-001 December 2020
- Cambridge Innovation Park North Sustainability Statement WSP-70078181-SCC-001 dated 17 December 2020
- Archaeological Evaluation Report: Trial Trenching on Land At Denny End Road, Waterbeach Prepared by David Futter Associates AAL 2016054 April 2016
- Habitat Masterplan DWG.NO 7585_103
- Cambridge Innovation Park North Building 4 Surface and Foul Water Drainage Strategy Prepared by CRE8 Structures 2020009-CRE-BLDG4-RP-S-003 REV P0
- Flood Risk Assessment & Drainage Strategy Cambridge Innovation Park 10-9664 REV A dated December 2020
- Cambridge Innovation Park North Noise Impact Assessment Rp1 REV 0 16/12/2020

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.

17. Bin store

The bin stores hereby permitted shall be in accordance with the Proposed Cycle and Bin Store (8341_P137 Rev B) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Highways

18. Car sharing bays

Prior to the occupation of building 3 and building 4, a parking layout plan for both phase 1A and 1B shall be submitted to and approved in writing by the Local Planning Authority demonstrating parking to be provided for car sharing and off-peak journeys.

Reason: To take account of the committed transport improvements that will occur over time that will improve connectivity to the site, and reduce the reliance on private car as much as possible, in accordance with policies TI/2 and TI/3 of the South Cambridgeshire Local Plan 2018.

19. Temporary car park

The temporary car park, hereby permitted as part of phase 1B, shall be removed prior to the development of phase 2 unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Sustainability

20. EV Charging

Prior to the installation of any electrical services for phase 1A and 1B, an electric vehicle charge point scheme for phase 1A and 1B shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for a least one slow EV Charge Point for every two parking spaces and at least one rapid EV Charge Point for every 1,000m² non-residential floor space (as per Institute of Air Quality Management guidance) or one fast EV Charge Point for every 1,000m² non-residential floor space (if the installation of a rapid charge point is technically impossible due to grid supply constraints evidence must be provided). The active charge points should have a minimum power rating output of 3.5kW. Passive provision in the form of ducting and service runs shall also be installed to remaining car parking spaces to future proof and allow for the increase of EV charging spaces as necessary.

The approved electric vehicle charge points shall be installed prior to first occupation of each phase of development and 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 105, 110, 170 and 181, Policies TI/2 and TI/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Landscaping

21. Hard and Soft Landscaping

No development above ground level within any phase, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans (including trees and hedgerows); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;
If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

The landscaping details required to be submitted shall include the location of additional landscape planting upon the northern boundary of the site for Phase 1A and Phase 1B.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Drainage

22. Surface Water Drainage Compliance

The Phase 1A surface water drainage scheme shall be constructed and maintained in full accordance with the Flood Risk Assessment & Drainage Strategy as submitted by Peter Dann Limited (ref: 10-9664) dated December 2020.

Reason: To prevent an increased risk of flooding and protect water quality

Phase 1A

Urban Design

23. Materials

Phase 1A of the approved development shall be carried out in accordance with the approved Building 3 Phase 1A External Materials Schedule ref: 8341_P150.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

24. Cycling Parking

Phase 1A of the development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

Phase 1B

Urban Design

25. Building 4 plant room

The plantroom for Building 4 shall not be installed until details of the plant/equipment have been submitted to and approved in writing by the local planning authority. The details shall include the type, dimensions, materials, location, and means of fixing. The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

26. Materials

No development within Phase 1B shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details required to discharge the submission of materials condition above should consist of a materials schedule, sample panels, name of the manufacturer and large-scale colour drawings. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

27. Bridge Link

No development within Phase 1B shall take place above ground level, except for demolition, until details of the bridge link connecting Buildings 3 and 4 have been submitted to and approved in writing by the local planning authority. The details should consist of plans, elevations, sections, sketches and material information. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the bridge link does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

28. Signage Building 4

No development within Phase 1B shall take place above ground level, except for demolition, until details of all the signage, including those what will be installed on the elevations of Building 4, have been submitted to and approved in writing by the local planning authority. The details should consist of plans, elevations, sections, sketches and material information. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

29. Cycle parking

Phase 1B of the development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

OUT

30. Time

Applications for the approval of the layout, appearance and landscaping (hereinafter called "reserved matters") for the outline development hereby approved comprising: the erection of additional office (Class E) floorspace, together with landscaping, SuDS, earthworks, renewable energy generation/storage, new pedestrian and cycle routes, cycle and parking facilities and associated works, shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

The outline development shall be commenced not later than the expiration 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

31. Quantum of Development

This planning permission approves the following maximum quantum of development in outline:

- Phase 2 (Building 5) – Up to 40,000sqft (3,716sqm) GIA of office space (Class E Office), decked car park, energy building, café and associated landscaping

Reason: To ensure that the development is carried out in accordance with the approved plans and within the parameters of the grant of planning permission, including the principles of the Masterplan and the details of the application that have been assessed by the supporting application documents.

32. Approved plans

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

Drawings approved in outline:

- Site Location Plan ref: 8248_P100
- Site Outline Application Boundary Plan ref: 8248_P104 Rev A
- Site Phasing Plan ref: 8248_P106 Rev B
- Site Parameters Plan ref: 8248_P107 Rev B

Documents approved:

- Cambridge Innovation Park North Waterbeach Transport Assessment 70075257-WSP-TA-001 dated December 2020
- Cambridge Innovation Park Waterbeach - Transport Technical Note CCC001 dated 23 March 2021

- Cambridge Innovation Park Waterbeach - Transport Technical Note CCC002 dated 12 April 2021
- Cambridge Innovation Park North BREEAM Travel Plan 70075257-WSP-TP-001 December 2020
- Cambridge Innovation Park North Sustainability Statement WSP-70078181-SCC-001 dated 17 December 2020
- Archaeological Evaluation Report: Trial Trenching on Land At Denny End Road, Waterbeach Prepared by David Futter Associates AAL 2016054 April 2016
- Habitat Masterplan DWG.NO 7585_103
- Flood Risk Assessment & Drainage Strategy Cambridge Innovation Park 10-9664 REV A dated December 2020
- Cambridge Innovation Park North Noise Impact Assessment Rp1 REV 0 16/12/2020

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.

33. Illustrative Masterplan

Applications for reserved matters shall be accompanied by a Design Statement which demonstrates that the proposal(s) accord with the illustrative masterplan ref: 8248 P102 REV B.

Reason: To ensure a high quality public realm in accordance with South Cambridgeshire Local Plan' (2018) policy HQ/1 and E/10.

34. Aspects secured prior to occupation of building 5

Within any reserved matters application pursuant to this approval, the central landscaped focal space, cafe, multi-storey car park (car deck), energy building and series of bridges present in the illustrative masterplan (drawing no 8248_P102 REV B) shall be provided prior to the occupation of building 5.

Reason: To ensure the public benefit of the development is delivered and the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan' (2018).

Sustainability

35. EV Charging

Prior to the installation of any electrical services for phase 2, an electric vehicle charge point scheme for phase 2 shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for a least one slow EV Charge Point for every two parking spaces and at least one rapid EV Charge Point for every 1,000m² non-residential floor space (as per Institute of Air Quality

Management guidance) or one fast EV Charge Point for every 1,000m² non-residential floor space (if the installation of a rapid charge point is technically impossible due to grid supply constraints evidence must be provided). The active charge points should have a minimum power rating output of 3.5kW. Passive provision in the form of ducting and service runs shall also be installed to remaining car parking spaces to future proof and allow for the increase of EV charging spaces as necessary.

The approved electric vehicle charge points shall be installed prior to first occupation of each phase of development and 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 105, 110, 170 and 181, Policies TI/2 and TI/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Landscape

36. Hard and Soft Landscaping

Within any reserved matters application pursuant to this approval, details of hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans (including trees and hedgerows); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

37. Ground works

No development shall take place, including archaeology, until the details of all groundworks and soil movement relating to the development are submitted to and approved in writing by the local authority. Details should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary).

All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

38. Earth works

No development shall take place until details of earthworks, including ground raising related to earthworks balancing across the site 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 sections through the areas to show the proposed make-up of the mounding, the levels and contours to be formed and showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Ecology

39. Construction Ecological Management Plan

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 ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

40. Landscape and Ecological Management Plan

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of development. 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 a minimum of 10% in biodiversity net gain 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 ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Informatives

1. Piling - In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 - Vibration (or as superseded). Development shall be carried out in accordance with the approved details.
2. Anglian Water Services - Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
3. Anglian Water Notification - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
4. Anglian Water Consent - Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
5. Anglian Water Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
6. Anglian Water Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
7. Anglian Water Services Sewer Adoption -The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

8. Surface water system - All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
9. Surface water - Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.
10. Surface water oil interceptor - Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
11. Foul drainage - Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of AWS, unless it can be satisfactorily demonstrated that a connection is not reasonably available.
12. GPDO oil storage - 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.
13. Highways consent/licence - The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
14. IDB Consent - This site falls within the Waterbeach Level Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.
15. 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).
16. Pollution Control - Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Agenda Item 6



14 July 2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

S/4252/19/FL – Fowlmere (Cherry Tree Field Shepreth Road Fowlmere Cambs SG8 6QU)

Proposal: Conversion of cowsheds to 3 bedroom house with internal annex and stable building

Applicant: Mr and Mrs Fulton

Key material considerations: Principle of Development
Visual amenity and local character
Sustainability issues

Date of Member site visit: N/A

Is it a Departure Application? No

Decision due by: 13th November 2020

Application brought to Committee because: To allow consideration of Fowlmere Parish Council objection.

Presenting officer: Richard Fitzjohn (Senior Planning Officer)

Executive Summary

1. This application seeks full planning permission to convert 2No. agricultural buildings into a single dwelling, with integral annexe, and creation of a garden area and erection of stable building.
2. The application site is located in open countryside, between the villages of Fowlmere and Shepreth.

3. The current planning application (application ref: S/4252/19/FL) was considered by the Planning Committee on the 11th November 2020. Officers had advised Members of the Planning Committee that a 2018 Prior Approval application (application ref: S/2685/18/PA) provided a fallback position, for the building to which the application relates to be converted into 2 dwellings, and that this was a material consideration for Members of the Planning Committee to consider. Members voted 8-2 to approve the application.
4. Following the Committee's resolution at that meeting, it was brought to the Council's attention that the 2018 Prior Approval application (application ref: S/2685/18/PA) contained an error. The decision notice was dated the 17th September 2018, however condition 4 of the decision notice required that the development be commenced by May 2016 – two years before the date of the actual decision. As a result of this error, the decision relating to application ref: S/2685/18/PA is incapable of implementation and could not itself amount to a fallback position.
5. A separate Prior Approval application (application ref: 20/05371/PRI03Q) for change of use of agricultural building to 2 No. dwellinghouses (Class C3) and for associated operational development, under Part 3, Class Q of Schedule 2 of the General Permitted Development Order, has since been granted by the LPA on 16th February 2021. This grant of Prior Approval must be completed within a period of 3 years of the prior approval date of 16th February 2021.
6. Prior Approval permission 20/05371/PRI03Q includes 3 pre-commencement conditions. An application to discharge all 3 of the pre-commencement conditions (application ref: 20/05371/CONDA) was received by the Local Planning Authority (LPA) on 20th May 2021 and is currently pending consideration by officers.
7. There is a clear implication behind the current planning application, that if planning permission were refused, there would be an intention to implement the development approved by Prior Approval permission 20/05371/PRI03Q. This has been confirmed to officers in conversation with the applicant and has been demonstrated through application ref: 20/05371/CONDA.
8. The following additional and amended information, in respect of the current planning application being considered, was received by the Local Planning Authority on 6th April 2021:
 - A revised Location Plan including access connecting to the public highway carriageway (Plan ref: Cherry Tree Field Location Plan).
 - A revised Proposed Residential Curtilage Plan, outlining the proposed residential curtilage in green (Plan ref: Cherry Tree Field Curtilage Plan).
 - Additional elevations and floor plans of the proposed stable block (Plan ref: CHERRY TREE BARNS - PROPOSED STABLE BLOCK).
 - A new Certificate of Ownership - Certificate B.
 - A copy of the notice served in relation to Certificate of Ownership - Certificate B.

9. This additional and amended information was re-consulted with all consultees and third parties, a new site notice was displayed on the site and a new press advert was published in a local newspaper.
10. Officers recommend that Members of the Planning Committee should give significant weight to the legitimate fallback position provided by the grant of Prior Approval ref: 20/05371/PRI03Q, which is capable of being implemented and provides a fallback position with a real prospect of being carried out.
11. Officers recommend that the Planning Committee approves the application, subject to the conditions set out within Appendix A of this report.

Relevant planning history

12. 20/05371/PRI03Q – Prior approval for change of use of agricultural building to 2 No. dwellinghouses (Class C3) and for associated operational development - Prior Approval Granted 16.02.2021

S/2685/18/PA - Prior notification of conversion of agricultural buildings into 2 no. dwellings - Prior Approval Not Required – 17.09.2018

S/0086/17/PA - Prior notification for conversion of buildings into 2 no. dwellings – Prior Approval Refused on basis of lack of highway information - 14.03.2017.

Planning policies

13. National Planning Policy Framework 2018 (NPPF)
National Planning Practice Guidance (PPG)
National Design Guide 2019
14. South Cambridgeshire Local Plan Policies 2018 (the Local Plan)
 - S/1 Vision
 - S/2 Objectives of the Local Plan
 - S/3 Presumption in favour of Sustainable Development
 - S/7 Development Frameworks
 - S/10 Group Villages
 - CC/1 Mitigation and Adaptation To Climate Change
 - CC/3 Renewable and Low Carbon Energy
 - 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
 - H/8 Housing Density
 - H/17 Reuse of Buildings in the Countryside for Residential Use
 - NH/2 Protecting and Enhancing Landscape Character
 - NH/4 Biodiversity
 - NH/14 Heritage Assets

SC/10 Noise Pollution
SC/11 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

15. South Cambridgeshire Supplementary Planning Documents (SPDs):

District Design Guide – Adopted March 2010
Trees and Development Sites – Adopted January 2009
Biodiversity – Adopted July 2009
Sustainable Design and Construction - Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

Consultations

16. **Fowlmere Parish Council (Comments received 4th May 2021)** – “Fowlmere Parish Council Planning Committee discussed this updated planning application at our meeting on 29th April 2021.

We recognise that whilst prior approval has recently been granted under 20/05371/PRI03Q for a proposed permitted development scheme on this site, this application is for planning permission for a dwelling that significantly exceeds both the floorspace for a larger dwellinghouse and the curtilage permitted under the recently granted Class Q approval.

Fundamentally, the proposed development is not a conversion of the existing barn structures, but rather a new build within the footprint of the current barns. From the supporting information it is clear that all exterior cladding is being replaced, the roof structure is being replaced and raised in height, and in fact only the vertical columns of the portal frames are being retained. It is acknowledged in the structural reports that the existing foundations will need supplementing, and that floor slabs will need installing to replace the existing earth floor. It is also clear in the submitted structural sketches that the proposed windows in the plans clash with the locations of the portal frame columns, which casts doubt on the intention to retain even this element of the existing structure. The structural information provided with the application is not sufficient to establish that this is a conversion. Taking all of this into account it seems hard to argue that this new proposal (in contrast with the granted Class Q) is a conversion of the existing buildings in any meaningful sense.

We therefore believe that Policy H/17 does not apply and in line with Policy S/7 the development should not be permitted outside the village development framework.

The last officers report sought to make the case that this application amounts to the reuse of the existing buildings. If, counter to the points raised above, this is judged to be the case, then the application is subject to Policy H/17 of the adopted Local Plan.

This policy sets out the conditions for the Reuse of Buildings in the Countryside for Residential Use and states that:

The change of use and adaptation of redundant or disused buildings in rural areas to residential use will only be permitted where:

- a. The buildings are unsuitable for employment use, or it being demonstrated through marketing the development opportunity for at least 12 months at a realistic price, that there is no demand for their development for employment use;
- b. The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction;
- c. There will be an enhancement to the immediate setting of the buildings;
- d. The form, bulk, design, landscaping and materials used in the change of use and adaptation and any associated extensions are sensitive to the character and appearance of the building and locality;
- e. There is a safe vehicular site access.

The last time that this application was referred to the SCDC Planning Committee the officers report argued that the application was compliant with this policy. We believe that this is manifestly not the case.

To take each of the officers statements in turn:

Criterion A

Employment re-use (criterion A): The policy requires either a demonstration of the unsuitability of a building for employment use or a lack of demand for employment use evidenced through 12 months marketing. The application is not supported by any evidence of marketing but instead relies upon the unsuitability of the building for employment use in meeting criterion A and also the existing Class Q approval that allows these buildings to be converted to 2 dwellings. The building is in an isolated location remote from any residential population and the creation of an employment use in this location could generate a significant amount of vehicle movements. The access into the site, whilst acceptable for a single dwelling, is unlikely to be sufficient for an employment use and it could generate a significant number of vehicular movements that may be incompatible and out of character with the surroundings. Whilst these other potential impacts are relevant, the Class Q approval for the buildings to be used as 2 homes is considered to be the most significant consideration. On the basis of this it would not be reasonable to insist that these buildings be marketed for employment purposes.

We are not aware of any attempts to market the buildings on site for either agricultural or an alternative employment use for the required 12 months. We believe that the agricultural site was sold with scope for residential development under the previously granted approval notice that had been obtained for permitted development. The officers report acknowledged that it had not been marketed as an employment development opportunity.

Instead an argument was made that the barns are now unsuitable for employment use. However, there are no statements to this effect in any part of the applicants application within the public case file. This therefore appears to be an assertion that was made by officers on behalf of the applicant. The statement also totally ignores the local context.

In recent years there have been 5 new steel framed buildings granted permission within a 1 mile radius of the application site:

- September 2020 New grainstore, Fowlmere Road, Foxton
- August 2020 New agricultural storage building, Long Lane, Fowlmere
- August 2020 New steel framed agricultural barn, Fowlmere Road, Fowlmere
- March 2019 New barn for storage of hay & straw, Green Lane, Fowlmere
- September 2017 New portal frame building for car storage, Fowlmere Road, Foxton

We therefore do not accept that these current barns meet the criteria of redundancy, and believe it is detrimental to the local surroundings to allow such buildings to be converted to residential use, only to then create a need for additional agricultural buildings to be constructed in the open countryside at a later stage.

Criterion B

Structural integrity of the building (criterion B): The building has received a Class Q approval and therefore is considered to be of sufficient permanence, strength, and structural integrity to allow for a conversion rather than a rebuild. Further information has been submitted from a fully qualified structural engineer to demonstrate how the steel frame of the building would support the conversion and could be adapted to create the additional height.

Whilst the building has a Class Q approval, this application is materially different to what would be allowed under permitted development and is not seeking to re-use the existing structure in the manner that would have occurred under the granted approval. As we note above, we do not believe that the application qualifies as reuse of a building and in fact amounts to the construction of a new building within the existing footprint. The report of the fully qualified structural engineer identifies the conflict between the portal frames and the window locations but, despite the time that has elapsed, no adjustments have been made to the proposed designs to take this into account.

Criterion C

Enhancement of the buildings/surroundings (criterion C): The buildings are in a good state of repair and the land is tidy. The proposal would create a well-designed home that would make good use of the structure. The additional planting would enhance the character of the area.

Little in this statement addresses the requirement for enhancement to the immediate setting of the buildings. We note that the site is in the open countryside, which will be significantly altered by the change of use and development of these structures. Whilst relatively shielded from the road, the barns are visible from the higher ground on the public footpath between Fowlmere and Foxton and their conversion would change the nature of these open countryside views. We do not believe that the case has been made that the proposed increase in height and mass of the structures and clear change from agricultural to residential use will enhance the immediate setting of the buildings. Planting three new trees would not seem sufficient to offset these changes.

Criterion D

The design of the building would be sensitive (criterion D): The proposed conversion is well designed and uses suitable materials that would be appropriate for this location. The marginal increase in height, from 5.4m to 6.6m would not have an adverse impact upon the wider landscape.

Again, we note that the proposal includes significantly increasing the height of the current structures, increasing their bulk and creating a sizeable house which would not be sensitive to the open countryside nature of the locality. A 1.2m increase in height is not immaterial. With regards to the requirement that the development is sensitive to the character and appearance of the building and locality, it should be noted that Fowlmere has a single designated public footpath (which connects the village with Foxton), and this is in regular use. The barns in question are approximately 500m from this path and clearly visible across the open fields. The proposed increase in height of the building and visual change from a pair of agricultural barns to a large domestic dwelling will adversely impact on these open countryside views. In addition, the 20 sq.m panel of two storey glazing proposed for the south east elevation will reflect the sun and further draw attention to the changed character and scale of the building within the surroundings. We therefore disagree that the application is sensitive either to the character and appearance of the current building or to the locality.

Conclusions on H/17

So, despite the previous arguments put forward, we are firmly of the belief that this application fails to meet the requirements of policy H/17 as:

- the buildings are not redundant and there is clearly demand for similar buildings for agricultural and employment use within the immediate locality;
- the proposals are changing the scale of the buildings and reusing little, if any, of the current structure; and
- the increase in scale, change in character of the building, and extensive use of glazing is not sensitive to the locality and will have a detrimental impact on the visual amenity of the open countryside visible from Fowlmeres only public footpath.

Fowlmere PC therefore recommends refusal on the grounds that:

- the application does not constitute the reuse of the existing buildings and as such Policy H/17 should not apply, and in line with Policy S/7 this proposed development outside of the Development Frameworks should not be permitted;
- however, if it is judged that this does amount to a reuse and not a replacement, then the tests required within Policy H/17 are also not met.

If the planning officers are minded to recommend approval of this application, then Fowlmere Parish Council requests that it is called in to the SCDC Planning Committee for consideration.

We would also remind officers that Planning Policy Guidance states:

To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). (PPG Paragraph: 006 Reference ID: 21b-006-20190315)

And whilst we recognise that this guidance also states:

The local planning authority may depart from development plan policy where material considerations indicate that the plan should not be followed (PPG Paragraph: 013 Reference ID: 21b-013-20150327)

If they wish to approve the application, it is incumbent upon officers to set out the material considerations that they believe would override Policy S/7 or H/17 and the overwhelming weight that would need to be assigned to these.

We also acknowledge that the prior approval creates a fall-back position. However, this does not over-ride the requirement to act in accordance with adopted policies at all stages, and in addition relies upon establishing that there is some form of public betterment from the new proposal. We would make the case that replacing the permission established under Class Q for two modest dwellings with permission for a single larger dwelling:

- is detrimental to the obligation of the planning authority to meet its housing delivery targets;
- runs counter to proven local demand for smaller and more affordable housing (as demonstrated through Fowlmeres recent housing needs survey);
- is less sensitive to the character and appearance of the building and locality as the bulk of the structures would be significantly increased, whereas under the granted Class Q the scale of the structure would be reduced through the removal of the central linking roof and conversion of the existing frames.

Therefore, any betterment that is judged to accrue from the scheme must outweigh these material considerations, in addition to balancing the deviation from established policies within the Local Plan.”

17. Fowlmere Parish Council (Comments received 17th January 2020) –

“Fowlmere Parish Council Planning Committee discussed this new planning application at our meeting on 14th January.

We recognise that whilst prior approval was previously granted under S/2685/18/PA for a proposed permitted development scheme on this site, this application has now been made for planning permission as the proposed dwelling significantly exceeds the floorspace for a larger dwellinghouse permitted under Class Q.

As such, the reuse of the existing buildings is subject to Policy H/17 of the adopted Local Plan, which sets out the conditions for the “Reuse of Buildings in the Countryside for Residential Use”. This states that:

The change of use and adaptation of redundant or disused buildings in rural areas to residential use will only be permitted where:

- a. The buildings are unsuitable for employment use, or it being demonstrated through marketing the development opportunity for at least 12 months at a realistic price, that there is no demand for their development for employment use;
- b. The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction;
- c. There will be an enhancement to the immediate setting of the buildings;
- d. The form, bulk, design, landscaping and materials used in the change of use and adaptation and any associated extensions are sensitive to the character and appearance of the building and locality;
- e. There is a safe vehicular site access.

Fowlmere Parish Council therefore offer the benefit of their local knowledge to inform the assessment against these policy requirements.

With regards to point (a) we are not aware of any attempts to market the buildings on site for an alternative employment use for the required 12 months. We believe that the agricultural site was sold with scope for residential development under the approval notice that had been obtained for permitted development. To the best of our knowledge it had not been marketed as an employment development opportunity. If it is claimed that this has occurred we would request that officers seek evidence of this to confirm that this requirement has been met.

Regarding point (b) we note that the buildings on site include open-sided framed barns, and do not believe that the current structure is likely to be capable of supporting the loads required for the two storey building proposed. In the absence of a structural engineering assessment we are unsure that the existing frames form the basis required for a conversion.

Regarding point (c) we note that the site is in the open countryside, which will be significantly altered by the change of use and development of these structures. Whilst relatively shielded from the road, the barns are visible from the higher ground on the public footpath between Fowlmere and Foxton and their conversion would change the nature of these open countryside views.

Regarding point (d) we note that the proposal includes significantly increasing the height of the current structures, increasing their bulk and creating a sizeable house which would not be sensitive to the open countryside nature of the locality.

We also note that the extent of the proposal to increase the height of the buildings suggests that this is in fact not a conversion of the existing barn structures, but rather a new build within the footprint of the current barns. If this is the case then Policy H/17 does not apply and the development should not be permitted outside of the village envelope.

Fowlmere PC therefore recommends refusal on the grounds that the application does not constitute the reuse of the existing buildings, and if it were to be judged to constitute a conversion then the tests required within Policy H/17 are not met.

If the planning officers are minded to approve this application, then Fowlmere Parish Council requests that it is called in to the SCDC Planning Committee for consideration.”

18. **Shepreth Parish Council (Comments received 18th May 2021)** – “Concerns over highways objections, the Council feel these need addressing.”

[Shepreth Parish Council has confirmed that the above comments were submitted in respect of planning application S/4252/19/FL, despite a mix up with the reference numbers in their consultation response. Shepreth Parish Council comments stating:- “Absence of clarity around location, inappropriate size and design for a storage unit. The Council are concerned about possible residential unit and would like an Agriculture restriction tag on this. Not supported.” relate to a different planning application - ref: 21/01190/HFUL].

19. **Shepreth Parish Council (Comments received 7th May 2021)** - The Parish Council is concerned with the highways objections and feels this does need addressing.

20. **Shepreth Parish Council (Comments received 15th January 2020)** – Supports the application.

21. **Local Highway Authority (Comments received 13th May 2020)** – “Sorry for the confusion here, I was reading it as there would be multiple developments served off the same access. That not being the case, and the Prior Approval application

cannot/will not be implemented, then the requirement for inter-vehicle visibility splays is removed and any holding objection to this application is hereby withdrawn.”

22. Local Highways Authority (Comments received 4th May 2021) –

“Since the Highway Authority originally commented on this application on 20th January 2020 the site has been subject to a successful prior approval application (20/05371/PRI03Q) that would utilise the same point of access onto the public highway.

Whilst the Highway Authority does not generally seek inter-vehicle visibility splays for single dwelling, as the proposed application site now shares an access with an approved prior approval site the Highway Authority will now seek the provision of appropriate inter-vehicle visibility splays at the access point with the public highway.

The Highway Authority therefore requests that the above planning application be refused for the following reason-

The applicant has failed to provide a drawing showing the required visibility splays. The Highway Authority requests that a plan showing the visibility splays is provided prior to determination of the application. The visibility splay should have the dimensions of 2.4 metres by 215 metres as measured from and along the nearside edge of the carriageway shall be provided on both sides of the access. The area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times. The inter vehicles visibility splays must be within the existing adopted public highway or land under the control of the applicant.

Reason: To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access

If, following the satisfactory provision of the above, the Highway Authority is satisfied that the proposal will have no significant adverse effect upon the public highway, please add the following conditions and informatives to any permission that the Planning Authority is minded to issue in regard to this application.

Please add a condition requiring that two 2.0 x 2.0 metres visibility splays be provided and shown on the drawings. The splays are to be included within the curtilage of the site. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high. Please forward the amended drawing showing the above visibility splays to the Highway Authority for approval.

Reason: In the interests of highway safety.

Please add a condition to any permission that the Planning Authority is minded to grant in respect of this proposal requiring that the proposed drive way 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. Please note that the use of permeable paving

does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway

Please add a condition to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that the new proposed drive be constructed using a bound material, for the first five metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety

Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway boundary and not from the carriageway edge. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety.

In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.”

23. **Local Highways Authority (Comments received 1st December 2020)** – “The Highway Authority does not seek inter vehicle visibility splays for single dwellings hence why no objection was raised in this case.

The reason no splays are required is that the number of motor vehicle movements generated by a single dwelling are low enough that they are very unlikely to have a significant impact on highway safety, this is supported by studies encapsulated with Manual for Streets.”

Local Highways Authority (Comments received 20th January 2020) – “Please add a condition requiring that two 2.0 x 2.0 metres visibility splays be provided and shown on the drawings.

The splays are to be included within the curtilage of the site. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high. Please forward the amended drawing showing the above visibility splays to the Highway Authority for approval.

Reason: In the interests of highway safety.

Please add a condition to any permission that the Planning Authority is minded to grant in respect of this proposal requiring that the proposed drive way 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. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future year's water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway

Please add a condition to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that the new proposed drive be constructed using a bound material, for the first five metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway.

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Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway boundary and not from the carriageway edge. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety.

In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works."

24. Council's Archaeology Officer (Comments received 18th September 2020) –

The additional detailed plan shows that the amount of ground intrusion to be minimal and it is not considered a proportionate response to require archaeological investigation. Therefore, no longer have any concerns regarding this application and do not recommend any archaeological condition.

25. Council's Archaeology Officer (Comments received 9th March 2020) – The site is in a highly sensitive archaeological area, 150m from the nationally recognised Scheduled Ancient Monument of West Hill which is a Late Iron age/Roman settlement site surrounded by cropmarks indicating high densities of archaeological features in the wider landscape. Requested details of ground intrusion for the application in order for them to be able to make an informed comment.

26. Contaminated Land Officer (Comments received 27th April 2021) - Can see nothing that would require additional comment or that would change comments already made by the Contaminated Land department.

27. Contaminated Land Officer (Comments received 9th June 2020) – The (Phase I Desk Study) report is fine and the Contaminated Land department agree with the findings. As long as any recommendations (for example removal of asbestos

containing materials) are adhered to, this is satisfactory and no further works should be required.

28. **Contaminated Land Officer (Comments received 25th March 2020)** – The site has a potentially contaminative historical agricultural usage and is being redeveloped into a sensitive enduse (housing). The site is probably quite low risk but I would advise that a Phase I Environmental Desk Study is required to determine whether the site is suitable for its proposed enduse in its current state. It is possible that some spot-check confirmatory soil sampling in any proposed garden areas may be required to ensure the quality of soils are suitable for modern domestic gardens. Unless the above information is provided prior to determination of the application, requested conditions relating to contamination investigation and remediation.
29. **Environmental Health (Comments received 24th January 2020)** – No adverse comments to make.
30. **Environment Agency (Comments received 13th April 2021)** – No further comment to add to those previously made.
31. **Environment Agency (Comments received 16th January 2020)** – No objection in principle to the proposed development. The site is identified as being within flood zones 2 and 3, medium and high risk.

Flood risk:-The Environment Agency support the recommendations of the Council's Drainage Officer. No raising of ground levels within the floodplain will be permitted.

Foul water drainage:- The applicant must provide evidence to the Council that a connection to the public sewer is not feasible. Other than very exceptionally, providing non-mains drainage will not be allowed unless it can be proved that a connection to the public sewer is not feasible. Where connection to the public sewer is feasible, agreements may need to be obtained either from owners of land over which the drainage will run or the owners of the private drain. Provides a summary of Government guidance relating to drainage hierarchy and informatives in relation to maintenance responsibilities and Environment Agency consents.

Contaminated land:- If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

32. **Trees Officer (Comments received 16th January 2020)** – No arboricultural or hedgerow objections to the application. Trees on or adjacent the site have no statutory protection. From a quick desk study it is likely that hedgerows on or adjacent the site may qualify as 'important hedgerows' under the Hedgerow Regulations 1997. Should the application be approved, requests a condition

requiring retention of the north-west boundary hedge which is likely to be an important hedgerow and habitat.

33. **Drainage Officer (Comments received 23rd April 2021)** – “Following our conversation I can confirm that my latest comments were just to highlight the information that we would require in order for us to discharge the previous comments / condition made by Simon Bunn.

I am happy for the previous comments on drainage to still stand.

34. **Drainage Officer (Comments received 21st April 2021)** – It is not possible to comment on the proposed development and the additional information set out below will be required in order to provide comments:

Conformation that finished floor levels are a minimal of 300mm above existing ground level.

Confirmation that the harvesting tank will have an overflow pipe connected to a watercourse/drain. We would need full details of this and if discharging to an awarded watercourse permission will be required from the South Cambs drainage engineer.

Any rainwater harvesting cannot be deducted from any allowance for flood attenuation volumes.

35. **Drainage Officer (Comments received 1st April 2020)** – The development proposed is acceptable subject to a condition. There are minor fluvial flood risk issues associated with the Fowlmere Award Drain that can be mitigated against by having a finished floor level of 300mm above the existing ground level. However, the proposals are not in accordance with South Cambs adopted policy CC/7 and policy CC/8 Sustainable Drainage as the proposals have not demonstrated a suitable surface water and foul water drainage provision for the proposed development. Therefore recommend a condition requiring details of foul and surface water to be agreed with the LPA and finished ground floor levels to be set no lower than 300mm above existing ground level.

36. **Ecology Officer (Comments received 30th April 2021)** – No further comments. Refers to recommendations in previous response.

37. **Ecology Officer (Comments received 17th June 2020)** - The Emergence and Bat Activity Survey (Cherryfield Ecology, May 2020) is welcomed. The report found no evidence of a bat roost within the cowsheds. Is satisfied that sufficient information has been submitted to determine this application and remove any holding objection previously held.

Suggests that the following conditions are appended to any grant of planning permission:

All ecological measures and/or works shall be carried out in accordance with the details contained in the Emergence and Bat Activity Survey (Cherryfield Ecology,

May 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

No works to or 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 competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation 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.

Prior to the commencement of development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The scheme shall include all ecological enhancements as recommended within the Emergence and Bat Activity Survey (Cherryfield Ecology, May 2020) as already submitted. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

38. **Ecology Officer (Comments received 21st January 2020)** – The site is a single agricultural building within an agricultural and semi-natural landscape, with semi improved grassland, tall ruderal, scrub, and wooded boundaries in close proximity. The site sits within the Impact Risk Zone of a nearby statutory protected site; however it does not meet the criteria that would require a consultation with Natural England. There are no non-statutory sites within the vicinity that are likely to be impacted by the application. Species records from the area indicate a healthy population of breeding birds, including barn owl, badgers, otter, and bats have all been recorded locally.

No ecological assessment has been submitted with this application. Therefore, raises a holding objection to this application until such time as a Preliminary Ecological Appraisal (or similar) has been submitted. If no such information is submitted then believes the application can be refused on the grounds of lack of ecological information.

39. **Anglian Water (Comments received 21st April 2021)** - There is no connection to the Anglian Water sewers. Anglian Water therefore have no comments.

Representations from members of the public

40. Third party representations have been received from:
- Occupier of The Elms, Fews Lane, Longstanton (on behalf of the Fews Lane Consortium).
 - GSC Solicitors LLP (stating they are instructed by Fowlmere Parish Council).
41. **Occupier of The Elms, Fews Lane, Longstanton (on behalf of the Fews Lane Consortium)** - A third party representation has been received from the occupier of The Elms, Fews Lane, Longstanton, on behalf of Fews Lane Consortium, objecting to the application. The issues raised within this third party representation are summarised below:

The plans listed for approval in the officer's report to the planning committee are materially different than the plans that were published by the district council during the public consultation and that were apparently made available to statutory consultees.

The modified location plan fails to comply with the relevant statutory requirements provided under article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Accordingly, pursuant to section 327A of the Town and Country Planning Act 1990, the Council has no lawful authority to entertain this application.

42. **GSC Solicitors LLP** - Two third party representations have been received from GSC Solicitors LLP, dated 2nd December 2020 and 8th December 2020, stating that they are instructed by Fowlmere Parish Council. The issues raised within these third party representations are summarised below:

The decision on the Prior Approval is clearly a nullity; that decision was dated 17th September 2018, but condition 4 required that the development be commenced by May 2016 (two years before the date of the decision) and in any event Class Q development must be completed, not commenced, within the relevant period. The subsequent correspondence cannot rectify that error, and so as a matter of law there is no Prior Approval.

As a consequence of there being no Prior Approval, there is no fallback position to which weight can be attached when determining the Application.

Although it would be open to the applicant to reapply for a Class Q development, there is now a different context for considering such applications; report for the Application confirms that the barns (for they are described as comprising two barns) have earth floors and few walls. The building is, to be charitable, insubstantial; even before the government amended its online planning practice guidance (PPG) to address the point, it was clear from appeal decisions that where existing structures, and the materials from which they were constructed, were so insubstantial that the buildings would require significant reconstruction in order to meet the requirements of the Building Regulations, the extent of the required building operations would inevitably go beyond the extent of the works that are allowed by Class Q building to function as a dwellinghouse, and would disqualify the building from residential conversion under Class Q.

This was confirmed in the case of *Hibbitt -v- SSCLG*, which simply confirmed the already well-understood principle; a building comprising a light steel frame supporting a corrugated roof, which is largely open to the elements on three sides (except for limited cladding) is not capable of being converted to residential use without building operations that would be so extensive as to go well beyond the scope of the operations permitted by Class Q, and would amount either to substantial rebuilding of the pre-existing structure or, in effect, the creation of a new building, taking it outside of national and local planning policy.

The absence of a meaningful fallback leaves the Application to be determined on its own merits; in that context, the Application remains to be determined against the five criteria in Local Plan Policy H/17 (Reuse of Buildings in the Countryside for Residential Use), which makes it plain that the change of use and adaptation of redundant or disused buildings in rural areas to residential use will only be permitted where all five criteria are satisfied:

- a. The buildings are unsuitable for employment use, or it being demonstrated through marketing the development opportunity for at least 12 months at a realistic price, that there is no demand for their development for employment use: There is no evidence to satisfy this criterion.
- b. The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction: There is sufficient evidence to confirm unequivocally, in the light of *Hibbit -v- SSCLG*, that this criterion is not met.
- c. There will be an enhancement to the immediate setting of the buildings: There is no evidence to satisfy this criterion.
- d. The form, bulk, design, landscaping and materials used in the change of use and adaptation and any associated extensions are sensitive to the character and appearance of the building and locality: There is no evidence to satisfy this criterion.
- e. There is a safe vehicular site access: The local highway authority noted the intensification of use, and requested conditions be imposed to meet concerns however, in any event, the previous four criteria are not met.”

The building operations required for any purported development pursuant to Class Q [of the General Permitted Development Order] of these two buildings would include the installation of a floor, as the applicant’s own structural survey confirms that it only has an earth floor. The installation of a floor is a building operation too far, which takes the proposal outside of the scope of Class Q.

The site and its surroundings

- 43. The application site consists of 2 substantial, relatively modern, agricultural buildings located within open countryside. The site is outside of any development framework. There is an existing access from the Shepreth Road that serves the buildings. The site is surrounded by field hedgerows interspersed with specimen trees.

The proposal

- 44. This application seeks full planning permission to convert 2No. agricultural buildings into a single dwelling, with integral annexe, and creation of a garden area and erection of stable building.

Planning assessment

Principle of Development

45. The application site is located outside of the development framework and within the countryside.
46. The starting point when considering applications is to assess them against the Development Plan. In this instance, the South Cambridgeshire Local Plan 2018 is the primary document. Decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise.
47. Local Plan policies seek to control development within the countryside and are intended to facilitate growth within the existing settlements, where there is better access to services and facilities. Policy S/7 of the Local Plan emphasises the need to restrict development outside of the Development Frameworks to that which is necessary or is covered by other policies within the Local Plan.
48. Officers consider that policy H/17 of the Local Plan is particularly relevant to the conversion of disused rural buildings and therefore the consideration of this planning application.
49. However, Fowlmere Parish Council does not consider the proposed development to be a conversion of the existing building and therefore they do not believe that policy H/17 of the Local Plan applies. In addition, GSC Solicitors LLP, state that the case of Hibbitt -v- SSCLG, confirmed that a building comprising a light steel frame supporting a corrugated roof, which is largely open to the elements on three sides (except for limited cladding) is not capable of being converted to residential.
50. Part 3, Class Q of Schedule 2 of the General Permitted Development Order 2015 (as amended) permits building operations which are reasonably necessary to convert the building, including the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house. Each case must be considered on its own individual merits as to whether or not it comprises a conversion and, as concluded in the case of Hibbitt -v- SSCLG, Hibbitt, it is a matter of legitimate planning judgment as to where the line is drawn.
51. Fowlmere Parish Council believes that, in line with Policy S/7 of the Local Plan, the development should not be permitted outside of the development framework. Fowlmere Parish Council has also stated that, if policy H/17 of the Local Plan were to apply, Fowlmere Parish Council do not consider the proposed development complies with that policy.
52. Policy H/17 of the Local Plan contains the following criteria:
53. The buildings are unsuitable for employment use, or it being demonstrated through marketing the development opportunity for at least 12 months at a realistic price, that there is no demand for their development for employment use;
54. The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction;

55. There will be an enhancement to the immediate setting of the buildings;
56. The form, bulk, design, landscaping and materials used in the change of use and adaptation and any associated extensions are sensitive to the character and appearance of the building and locality;
57. There is a safe vehicular site access.
58. Officers have considered the merits of this planning application against the requirements of policy H/17 of the Local Plan, below:
59. H/17 Criteria a) - The policy requires either a demonstration of the unsuitability of a building for employment use or a lack of demand for employment use evidenced through 12 months marketing. The application is not supported by any evidence of marketing but instead relies upon the unsuitability of the building for employment use in meeting criterion a), and also the existing Class Q approval that allows these buildings to be converted to 2 dwellings. The buildings are in an isolated location remote from any residential population and the creation of an employment use in this location could generate a significant amount of vehicle movements. The access into the site, whilst acceptable for a single dwelling, is unlikely to be sufficient for an employment use and it could generate a significant number of vehicular movements that may be incompatible and out of character with the surroundings. Whilst these other potential impacts are relevant, the Class Q approval for the buildings to be used as 2 No. dwellings is considered to be the most significant consideration. On the basis of this, it would not be reasonable to insist that these buildings be re-used or marketed for employment purposes.
60. H/17 Criteria b) – There is an extant grant of Prior Approval, under Part 3, Class Q of Schedule 2 of the General Permitted Development Order, for change of use and conversion of the agricultural buildings to 2 dwellings (application ref: 20/05371/PRI03Q). The buildings are therefore considered to be of sufficient permanence, strength, and structural integrity to allow for a conversion rather than a rebuild. Further information has been submitted from a fully qualified structural engineer to demonstrate how the steel frame of the buildings would support the conversion and could be adapted to create the additional height. The existing buildings are therefore considered to be structurally sound, not makeshift in nature and are of permanent substantial construction.
61. H/17 Criteria c) - The buildings are in a good state of repair and the land is tidy. The proposed development would create 1 No. well-designed home that would make good use of the structure. The additional planting would enhance the immediate setting of the buildings.
62. H/17 Criteria d) - The proposed development is well designed and would use suitable materials which would be sensitive to the character and appearance of the building and locality. The form of the proposed development would remain similar to the existing buildings, though its height would be increased. The increase in height of the existing buildings, from 5.4m to 6.6m, would not result in a bulk which would have an adverse impact upon the building and locality, particularly given the significant distance of the proposed development from public views. The proposed

gravel track driveway, surrounding grass and proposed tree planting would provide landscaping which is sensitive to the character and appearance of the building and locality. The form, bulk, design, landscaping and materials are considered to be sensitive to the character and appearance of the building and locality. Although sun reflection from the two-storey glazing within the south-east elevation could draw attention to the proposed development, officers do not consider such impacts would be harmful and remain of the view that the changed character and scale of the buildings that would result from the proposed development would be sensitive to the building and locality.

63. H/17 Criteria e) – The Local Highway Authority is satisfied that the access is suitable and safe for the proposed development.

64. For the reasons set out above, officers consider that the proposed development complies with policy H/17 of the Local Plan.

65. Policy S/7 of the Local Plan states (in part):

66. 'Outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted'.

67. As stated above, officers consider that the proposal is supported by policy H/17 of the Local Plan, it follows therefore that it also complies with policy S/7, of the Local Plan.

68. A representation received from GSC Solicitors LLP, on behalf of Fowlmere Parish Council, argues that a 2018 Prior Approval decision relating to the building (application ref: S/2685/18/PA) is a nullity and therefore there is no Prior Approval or fallback position. It also states that the building is insubstantial and argues that the extent of the required building operations would inevitably go beyond the extent of the works that are allowed by Class Q building to function as a dwellinghouse, and would disqualify the building from residential conversion under Class Q. This representation argues that the absence of a meaningful fallback leaves the Application to be determined on its own merits and against policy H/17 of the Local Plan. The Planning Practice Guidance makes it quite clear that the rights permit building operations which are reasonably necessary to convert the building, including the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house. Planning Practice Guidance also extends this consideration to the construction of new floors. As stated in the Hibbitt case, it is a matter of legitimate planning judgment as to where the line is drawn.

69. However, since this representation was received by the LPA, a new Prior Approval application (application ref: 20/05371/PRI03Q) for change of use of agricultural building to 2 No. dwellinghouses (Class C3) and for associated operational development, under Part 3, Class Q of Schedule 2 of the General Permitted Development Order, has been granted by the LPA on 16th February 2021. The legitimate fallback position of the most recent grant of Prior Approval (ref:

20/05371/PRI03Q) must be considered as part of the determination of this planning application, as it forms a significant material planning consideration relevant to the determination of this planning application.

70. Case law from 2017 (Michael Mansell and Tonbridge and Malling Borough Council) established the need for decision makers to take into account permitted development rights (Part 3, Class Q of Schedule 2 of the General Permitted Development Order, in this instance) when considering a planning application. This fallback position needs to be properly considered by Members as it is essential that Members assess the current proposal against other development that could legitimately occur through the exercise of permitted development rights and Prior Approval ref: 20/05371/PRI03Q.
71. With consideration given to policy H/17 of the South Cambridgeshire Local Plan, and also the permitted development fallback position afforded by Prior Approval ref: 20/05371/PRI03Q, it is considered that the principle of development for the proposed dwelling is established and acceptable.
72. As stated above, third parties have expressed concern that this proposal is a new-build rather than a conversion and that policy H/17 of the Local Plan does not therefore apply. They believe that in line with Policy S/7 of the Local Plan the development should not be permitted outside the village development framework.
73. Were Members to consider that the proposal amounts to new-build and not a conversion and therefore that policy H/17 of the Local Plan does not apply to the proposal (though officers consider it does), and Members were to consider that such new-build would be contrary to policy S/7 of the Local Plan, in that new dwellings would not normally be permitted outside of village frameworks, it remains the case that the buildings to which the application relates have a legitimate fallback position for conversion to 2No. dwellings, as a result of the grant of Prior Approval ref: 20/05371/PRI03Q, which is capable of being implemented and provides a fallback position with a real prospect of being carried out.
74. It is the view of officers that the establishment of the principle of residential development on this site is a significant material planning consideration and even if the proposal were to be assessed as a new-build against policy S/7 of the Local Plan, the establishment of the principle of residential development on this site would outweigh the principle that residential development should not normally be located outside of development frameworks, set out in Policy S/7 of the Local Plan, since that policy principle is not now capable of being fulfilled due to the fallback position. However, it remains the case that officers consider the proposal to be a conversion and, having regard to the fallback position, have concluded it complies with Policy H/17 of the Local Plan as set out above.
75. The proposed development would also include the erection of a new stable building which is of a modest height and scale, and is of a rural design and appearance, sympathetic to the character and appearance of the countryside. The proposed stable building is considered appropriate development within the countryside, in accordance with policies S/7 and HQ/1 of the South Cambridgeshire Local Plan 2018.

Visual amenity and local character

76. The visual impact of the conversion is a key consideration for this application. As noted above, policy H/17 of the Local Plan, in addition to other policies within the Local Plan, requires an assessment of the visual impact. The existing buildings are located within open countryside and can be seen from various vantage points. The existing buildings, whilst visible, sit comfortably within the landscape and do not detract from the character of the area.
77. A representation from Fowlmere Parish Council states that replacing the permission established under Class Q for two modest dwellings with permission for a single larger dwelling is less sensitive to the character and appearance of the building and locality as the bulk of the structures would be significantly increased, whereas under the granted Class Q the scale of the structure would be reduced through the removal of the central linking roof and conversion of the existing frames. Fowlmere Parish Council has also raised concerns with the increase in height of the building which is proposed.
78. Officers consider that the increase in the height of the 2 main buildings by just over a metre will not affect the character of the buildings as the form and footprint will remain the same. The profile sheeting will replicate the current structure and the use of timber cladding on external elevations is common in the area.
79. The increase in the height of the central linking area to house a stairwell will have an impact upon the character of the building, however it is considered that the style of the change will appear similar to the traditional approach of creating a covered yard in between existing buildings to create shelter. The curved roof is considered to be an acceptable design solution.
80. The initial site plan included the buildings and the entire field within the 'red line'. This has been amended to show only the proposed buildings and garden area within the application site. This limited curtilage area will prevent any domestic sprawl / paraphernalia encroaching into the field / paddock area between the proposed development and Shepreth Road.
81. Due to the modest height and scale, and agricultural appearance of the proposed stable building, it is considered that this element of the proposed development would be sympathetic to the countryside location and would not harm the character or appearance of the area.
82. The site is not located near to any Listed Buildings or Conservation Area and would therefore have no impacts on such heritage assets. Cambridgeshire County Council Archaeology initially considered archaeological investigation was required as the site is within 150m of West Hill Scheduled Ancient Monument (subterranean iron age/roman settlement). However, following submission of additional information which shows the amount of ground intrusion would be minimal, they do not consider it a proportionate response to require an archaeological investigation.

83. Taking into account the Class Q fallback position, it is considered that the proposed development would preserve the character and appearance of the area and would not harm any heritage assets, in accordance with policies HQ/1, NH/2, NH/14 and H/17 of the South Cambridgeshire Local Plan 2018.

Highway Matters

84. The application seeks to use the existing access / field entrance to serve the proposed development. This is the same access arrangement as was permitted through the previous Class Q approval. The Highway Authority does not object to the application and requests conditions are appended to any grant of planning permission in respect of pedestrian visibility splays, driveway drainage and surfacing, and gates.

85. It is therefore considered that the proposed development would not result in any harm to highway safety, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Sustainability Considerations

86. It is accepted that the site is located in an unsustainable location in terms of accessibility to facilities and services for a new dwelling. However, Prior Approval decision (SCDC application ref: 20/05371/PRI03Q) provides a fallback position whereby 2No. dwellings could be accommodated in this location. This application would result in 1No. dwelling and would inevitably result in fewer vehicle movements than if the Prior Approval decision was implemented.

87. The Design and Access Statement states that the proposed development would include a range of measures for energy production and energy efficiency, comprising the following:

- Concealed solar panels over the entire roof
- Ground source heat pump
- Solar panels to provide power to gates, external lighting and stable
- Self cleaning biomass stove
- Surface water collection tanks (underground) for livestock and irrigation.

88. Policy CC/3 of the South Cambridgeshire Local Plan 2018 requires that proposals for new dwellings shall reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies. In order to ensure that this is achieved, a condition could be appended to the planning permission requiring a scheme demonstrating this to be agreed by the LPA.

89. Policy CC/4 of the South Cambridgeshire Local Plan 2018 states that all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day. In order to ensure that this is achieved, a condition could be appended to the planning permission requiring this to be complied with.

Residential Amenity

90. By virtue of its isolated location and significant separation distance from any neighbouring properties, the proposed development would not create any detrimental impacts upon the residential amenity of any nearby properties. Furthermore, the proposed development would provide a high level of residential amenity for future occupants of the proposed dwelling.
91. It is therefore considered that the proposed development complies with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Ecology

92. The application is supported by an Emergence and Activity Bat Survey report which concludes that bats are using the site and hedgerows for foraging purposes, but there is no evidence of any roosts within the structures. This report follows a stage 1 Ecological assessment which was carried out in December 2019 in respect of this site. In order to maintain and enhance ecology, it is considered reasonable and necessary to append planning conditions requiring the development to be carried out in accordance with the recommendations of the submitted report and requiring ecology enhancements to be agreed by the Local Planning Authority.
93. It is therefore considered that the proposed development would preserve and enhance ecological interests, in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Trees / Hedgerows

94. The proposed development does not include the loss of any trees or hedgerows around the site, including the hedgerows on the road frontage. The application proposes additional planting within the site. The Council's Trees Officer has no arboricultural or hedgerow objections to the application, but states it is likely that hedgerows on or adjacent the site may qualify as 'important hedgerows' under the Hedgerow Regulations 1997, and requests a condition requiring retention of the north-west boundary hedge which is likely to be an important hedgerow and habitat. A condition could be appended to the planning permission requiring this hedgerow to be retained.
95. It is therefore considered that the proposed development would not result in any significant harm to trees or hedgerows, in accordance with policies S/3 and NH/4 of the South Cambridgeshire Local Plan 2018.

Flood risk and drainage

96. The proposed dwelling and stable would be located within Flood Zone 1, where the principle of development is considered acceptable in flood risk terms. The Council's Drainage Officer has reviewed the application and states that there are minor fluvial flood risk issues associated with the Fowlmere Award Drain that can be mitigated against by having a finished floor level of 300mm above the existing ground level, and that the development proposed is acceptable subject to conditions requiring

details of foul and surface water drainage to be agreed with the LPA and requiring the finished floor level to be 300mm above the existing ground level.

97. Subject to these conditions, it is considered that the proposed development complies with policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

Contaminated Land

98. The building and garden area have been used for agricultural purposes and there is potential that contamination may exist. Following submission of a Phase I Desk Study report during the course of the application, the Contaminated Land Officer agrees the findings of the report and states that as long as any recommendations (for example, removal of asbestos containing materials) are adhered to this is satisfactory and no further works should be required. This could be secured by a planning condition. It is therefore considered that the proposed development complies with policy SC/11 of the South Cambridgeshire Local Plan 2018.

Broadband

99. Policy TI/10 of the South Cambridgeshire Local Plan 2018 states that new development (residential, employment and commercial) will be expected to contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the district. As a minimum, suitable ducting to industry standards should be provided to the public highway that can accept fibre optic cabling or other emerging technology. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable. In order to ensure that this is achieved, a condition could be appended to the planning permission requiring this to be complied with.

Other matters

100. A representation from Fowlmere Parish Council has stated that replacing the permission established under Class Q for two modest dwellings with permission for a single larger dwelling is detrimental to the obligation of the planning authority to meet its housing delivery targets and runs counter to proven local demand for smaller and more affordable housing (as demonstrated through Fowlmeres recent housing needs survey). However, the Council can currently demonstrate an adequate 5 year housing supply and the proposed development would therefore not result in any significant detrimental harm to the District's housing delivery targets. Furthermore, there is no policy requirement relevant to housing mix or affordable housing for a development of the size approved by Prior Approval permission 20/05371/PRI03Q or proposed by the current application.
101. A representation from the occupier of The Elms, Fews Lane, Longstanton, submitted on behalf of Fews Lane Consortium, has raised that the plans listed for approval in the previous officer report to Planning Committee were different to the plans published by the District Council, and made available to statutory consultees, during the consultation period. The plans specified within Condition 2 of the recommended conditions, contained within Appendix A of this report, are accurate and have been fully consulted on with all relevant statutory consultees and interested parties. In

addition, this representation raised that the modified location plan fails to comply with the relevant statutory requirements provided under article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A revised location plan has been received on 6th April 2021 and all relevant statutory consultees and interested parties have been fully re-consulted on this revision. Officers consider this revised location plan complies with the relevant statutory requirements provided under article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As such, Officers consider that pursuant to section 327A of the Town and Country Planning Act 1990, the Council can entertain this application.

Planning balance and conclusion

102. Having regard to the fallback position resulting from Prior Approval permission (SCDC application ref: 20/05371/PRI03Q) for the conversion of these buildings into 2 dwellings, the principle of residential development has been established on this site. Taking into account the impacts of the proposed development, considered against this fallback position, it is considered that, on balance, any additional visual impact would be offset by this more sustainable form of development.

Recommendation

103. That planning permission be approved, subject to the following conditions and Informative:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans, as listed on this decision notice.

- Drawing no. 5137/1 Revision 1 - Existing and proposed elevations/roof plan/site plan – Received 6th December 2019.
- Drawing no. 5137/1 Revision 1 - Proposed ground and first floor plans – Received 6th December 2019.
- Drawing no. 5137/2 Revision 1 (Site plan/ Access details/ Hardlandscaping details/ Parking details/ Proposed new stable block/ Tree planting schedule) - Received 29th May 2020.
- Emergence and Activity Bat Survey report (Cherryfield Ecology) – Received 29th May 2020.
- Phase I Geo-Environmental Desk Study (EPS) – Received 29th May 2020.

- Plan ref: Cherry Tree Field Location Plan - Received 6th April 2021.
- Plan ref: Cherry Tree Field Curtilage Plan - Received 6th April 2021.
- Plan ref: CHERRY TREE BARNS - PROPOSED STABLE BLOCK - Received 6th April 2021.

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) Prior to the occupation of the development, hereby permitted, the curtilage of the approved dwelling shall be fully laid out and finished in accordance with the approved plans. The curtilage shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 4) Prior to the first occupation or bringing into use of the hereby approved development, pedestrian visibility splays shall be provided each side of the vehicular access in full accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 109 of the NPPF 2019.

- 5) No development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 6) Notwithstanding the provisions of Schedule 2, Part 1, Classes A - H of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouse; the construction of additional storeys; additions or alterations to the roof; porches; incidental buildings and structures within the curtilage; the provision of hard surfaces; chimneys, flues; and microwave antenna, shall not be allowed within the curtilage of the dwelling without the granting of specific planning permission.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 7) No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate 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, in accordance with policies NH/2 and HQ/1 of the South Cambridgeshire Local Plan 2018.

- 8) No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% 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 approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details. 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 (South Cambridgeshire District Council Local Plan 2018, policy CC/3 and Greater Cambridge Sustainable Design and Construction SPD)

- 9) 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 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.

- 10) The development hereby approved shall be carried out in strict accordance with Section 4.3 'Recommendations' of the Emergence and Activity Bat Survey report, prepared by Cherryfield Ecology and dated 26th May 2020.

Reason – To preserve and enhance ecological interests, in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 11) No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason - To preserve and enhance ecological interests, in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 12) The dwelling hereby approved shall not be occupied until the dwelling has been provided with sufficient infrastructure, including sockets, cabling and connection points, sufficient to enable Wi-Fi, and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling, 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.

- 13) The development hereby approved shall be carried out in strict accordance with Section 4 'Conclusions and Recommendations' of the Phase I Geo-Environmental Desk Study prepared by EPS and dated 14th May 2020.

Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy SC/11 of the South Cambridgeshire Local Plan 2018.

- 14) If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material shall be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the dwelling hereby approved.

Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy SC/11 of the South Cambridgeshire Local Plan 2018.

- 15) The existing hedge along the north-west boundary of the site shall be retained and any trees or shrubs within it which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To protect the hedge which is of sufficient quality to warrant its retention and to safeguard biodiversity interests and the character of the area in accordance with Policies S/3 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 16) Prior to the commencement of any development, a scheme for the provision and implementation of foul and 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.

Reason - To ensure a satisfactory method of surface water drainage, to prevent the increased risk of flooding, to reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage, in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- 17) The finished ground floor levels of the hereby approved dwelling shall be set no lower than 300mm above existing ground level.

Reason - To prevent the increased risk of flooding, in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- 18) The driveway of the hereby approved development 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.

Reason: In the interests of highway safety, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 109 of the NPPF 2019.

- 19) Prior to the first occupation or bringing into use of the hereby approved development, the driveway of the hereby approved development shall be constructed using a bound material for the first five metres from the boundary of the adopted public highway into the site.

Reason: To prevent debris spreading onto the adopted public highway and in the interests of highway safety, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 109 of the NPPF 2019.

- 20) Prior to the first occupation or bringing into use of the hereby approved development, any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway boundary and not from the carriageway edge. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 109 of the NPPF 2019.

Recommended Informative:

The granting of planning permission does not constitute a permission or a licence to a developer to carry out works within the highway or to cause any disturbance to the highway.

Report Author:

Richard Fitzjohn – Senior Planning Officer
Telephone: 07704018426

Agenda Item 7



South
Cambridgeshire
District Council

Report to:

South Cambridgeshire District
Council Planning Committee

14 July 2021

Lead Officer:

Joint Director of Planning and Economic Development

21/01390/HFUL – 24 Shelford Road, Fulbourn, Cambridge, CB21 5HJ

Proposal: Demolition of existing rear extension and construction of a two-storey side and single storey rear extension

Applicant: Cllr and Mrs Cone.

Key material considerations: Character and Appearance of the Area
Residential Amenity
Highway Matters
Green Belt

Date of Member site visit: n/a

Is it a Departure Application?: No

Decision due by: 28 July 2021 (with extension of time)

Application brought to Committee because: Applicant is a member of the Council.

Officer Recommendation: Approval

Presenting Officer: Paul Hunt

Executive Summary

1. The applications is brought to Committee because the applicant is an elected member of South Cambridgeshire District Council.
2. The development accords with the South Cambridgeshire Local Plan (2018) as:
 - It would not result in adverse impacts upon the character and appearance of the local area in accordance with policy HQ/1;
 - It would not have a material impact upon the openness and character of the adjacent green belt in accordance with policy NH/8;
 - It would not result in significant harm to the amenities of neighbouring properties in accordance with policy HQ/1;

- The proposal would accord with the parking provision requirements as set out in policies TI/3 and HQ/1.
3. Subject to standard conditions, the proposed development accords with national and local planning policies.

Relevant planning history

4. S/1437/15/FL - Installation of external wall insulation on external elevations of property – Permitted (07 October 2015).

Planning policies

National Guidance

5. National Planning Policy Framework 2019
National Planning Practice Guidance
National Design Guide 2019

South Cambridgeshire Local Plan 2018

6. S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/7 – Development Frameworks
HQ/1 – Design Principles
NH/8 – Mitigating the Impact of Development In & Adjoining Green Belt
TI/3 – Parking Provision

South Cambridgeshire Supplementary Planning Documents (SPD):

7. Fulbourn Village Design Guide SPD – Adopted January 2020
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
District Design Guide SPD – Adopted March 2010

Consultation

8. Parish Council – Recommends Support.

Representations from members of the public

9. No neighbour representations received.

The site and its surroundings

10. The application relates to a two storey, semi-detached dwelling located on the north-western side of Shelford Road. The building is clad in off-white render with a half-hipped tiled roof and features a flat roofed rear extension measuring approximately 3.2 metres in depth and 2.5 metres in width and a monopitch-roofed front porch. There is a detached garage at the rear of the building located on the north-eastern boundary. The building has PV panels on the south-eastern (front) and north-eastern (side) roof slopes.
11. The dwelling is set back from the road by an area of soft landscaping and hardstanding which provides space to park two cars within the curtilage of the dwelling. To the rear lies a garden area which acts as private amenity space for the occupiers of the dwelling.
12. The application property is attached to No.26 Shelford Road to the South-West and shares a side boundary with No.22 Shelford Road to the North-East.
13. The site is within the 'Residential Estates' character are identified in the Fulbourn Village Design Guide 2020. The area is residential in character and appearance and the site lies within Fulbourn Development Framework. It is notable that the buildings in the surrounding area on Shelford Road share an approximate building line and basic form, with hipped rooves being a visible feature of the street scene, however the buildings are a mixture of render and brick cladding, and neighbouring properties at No.32 (two-storey), 40 and 48 (single storey) Shelford Road have extensions visible from the public highway.

The proposal

14. The application is seeking planning permission for a two-storey side extension, and a single-storey rear extension. The two-storey side extension would be approximately 2m in width and would be approximately 0.13 metres lower than the ridge height of the main roof. In addition, a single-storey mono-pitch roofed rear extension would replace the existing rear extension. The proposed rear extension would project beyond the rear elevation of the main house by approximately 1.65 metres and would span the full width of the dwelling house, including the new two-storey side extension.
15. The two-storey extension would be characterised by a hipped roof set back and set down from the main house pitched roof with a maximum height of approximately 8 metres. Photo-voltaic panels, a new soil vent pipe and one ground floor window would be located on the north-eastern side elevation of the extension.
16. The driveway is approximately 2.9 metres in width at the entrance to the site, and the proposed development would retain an area of hardstanding of the same width and a length of approximately 10 metres.

Planning Assessment

Character and Appearance of the Area

17. Policy HQ/1 of the South Cambridgeshire Local Plan (2018) sets out detailed criteria to ensure high quality design is delivered as part of new development, seeking to ensure development is appropriate to its context in terms of scale, mass, form, design, siting, landscaping and materials. Paragraph 7.37 of the District Design Guide states that 'by definition, extensions are additional components and should consequently remain ancillary or subservient to the original building' and have an important effect upon the rhythm of the street scene.
18. It is considered that the design achieves subservience and would complement rather than conflict with the form of the host building, by reducing the height and depth of the extension in comparison to the main house. A minor amendment was received during the course of the application to hip the roof of the two-storey extension, which is considered to both match the other buildings in the row and to retain some visual gap between the dwelling and the neighbouring property, which is considered to preserve the rhythm of the street scene.
19. Subsequently, it is considered that the proposed extensions would preserve the local suburban character and be appropriate in relation to the character and appearance of the existing property, street scene and surrounding area. Therefore, it would comply with HQ/1 of the South Cambridgeshire Local Plan (2018).

Residential Amenity

20. Policy HQ/1(n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

Impact on No. 26

21. The proposed rear extension would be located on the shared boundary with 26 Shelford Road to the South-West. Due to its relatively small depth of 1.6 metres and low single storey height, the extension would not significantly project within a 45-degree line drawn from the rear amenity room windows of No. 22. In addition, due to its pitched roof and relatively low overall height it is not considered that the development would be likely to generate significant undue harm to the residential amenity of No.26.

Impact on No. 22

22. The two-storey side extension would be adjacent to the shared boundary with 22 Shelford Road to the North-East, with a gap of approximately 1 metre between the extension and the boundary fence. The proposal would not

introduce any side-facing windows that would be above the height of the existing boundary treatments.

23. The two-storey element of the proposed development would not materially project beyond the rear or front elevations of the neighbour. The neighbour has a space of approximately 3.4 metres between the dwellinghouse and the boundary. This area is used as a driveway rather than for any amenity purpose. On the side elevation which faces the application site, the neighbouring property has a side door at ground floor and a small obscure-glazed first-floor window which serves a stairwell. As such whilst the two-storey development would be closer to the neighbouring building, it is not considered that this would materially detract from the enjoyment of 22 Shelford Road.
24. The proposed rear extension would be located at least 3.2 metres from the shared boundary with 22 Shelford Road. Due to its relatively small depth of 1.6 metres and low single storey height, the extension would not significantly project within a 45-degree line drawn from the rear amenity room windows of No. 22. In addition, due to its pitched roof and relatively low overall height it is not considered that the development would be likely to generate significant undue harm to the residential amenity of No.22.
25. Subsequently, it is considered that the proposal would have an acceptable level of impact on the residential amenities of neighbouring properties by reason of loss of light, loss of outlook, sense of dominance or loss of privacy. As such, it would be compliant with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

Highway Matters

26. The proposal would involve the loss of access to the garage and loss of some of the driveway. Policy TI/3 of the South Cambridgeshire Local Plan (2018) states that car parking provision should be in accordance with the indicative standards. Two spaces of adequate size should be provided for a dwelling house. Sufficient hardstanding would be retained to park two cars within the curtilage of the dwelling (an area of 5.5 metres in depth and 6 metres wide) which would accord with the requirements laid out in Figure 11 of the Local Plan. Subsequently, it is considered that the parking provision is acceptable in this case and the proposal would comply with Policy TI/3 of the South Cambridgeshire Local Plan (2018).

Green Belt

27. The site is located adjacent to but not within the Green Belt and as such Policy NH/8 and paragraph 144 of the NPPF would apply, but policy relating to inappropriate development would not. The boundary to the Green Belt is located on the opposite side of the Highway. Due to its location as an infill within the existing row of buildings and the aforementioned subservient scale and built form, it is not considered that the proposed extension would lead to any material harm to the openness or character of the adjacent Green Belt and the

application would comply with policy NH/8 of the South Cambridgeshire Local Plan (2018).

Planning balance and conclusion

28. Having considered the proposed development against the applicable national and local planning policies and having taken all relevant material into account, it is recommended that planning permission should be granted in this instance.

Recommendation

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

Conditions

- a) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- b) The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.
1125-01 (Site Location Plan)
1125-02A (Site Block Plan)
1125-03 (Ground Floor Plan)
1125-04 (First Floor Plan)
1125-05A (Proposed Elevations)

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.

Appendices

None.

Background Papers

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 21/01390/HFUL and S/1437/15/FL.

Report Author:

Paul Hunt – Planner

Telephone: 07714 639838

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Agenda Item 8



14 July 2021

Report to: South Cambridgeshire District Council

Lead Officer: Director of the Greater Cambridge Planning Service.

Joint Director of Planning and Economic Development

21/01024/OUT, Land Adjacent To 12 Church Street Harston Cambridgeshire

Proposal: Outline planning permission for a two storey self build dwelling with all matters reserved

Applicant: Mrs Geraldine Roper, South Cambridgeshire District Council – Housing Department

Recommendation: Approval

Key material considerations: Principle of Development
Impacts Upon the Character and Appearance of the Area
Impact Upon the Adjoining Green Belt
Impact Upon Heritage Assets
Residential Amenity
Highway Safety and Parking Provision
Ecology
Tree Matters
Other Matters.

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: 16th July 2021

Application brought to Committee because: The applicant is South Cambridgeshire District Council and third party objections have been raised

Executive Summary

1. This application seeks outline planning permission for a two storey self build dwelling with all matters reserved.
2. The application site is located within the development framework of Harston, with the boundary extending across the rear of the site. The countryside and Green Belt are located beyond the boundary.
3. The application has been submitted on behalf of South Cambridgeshire District Council.

Site and Surroundings

4. The site comprises an area of grassed land between No. 12 Church Street and The Footpath. There are several small trees located on the site, these have no statutory protection.
5. The site is located within the development framework of Harston, with the boundary extending across the rear of the site. The countryside and Green Belt are located beyond the boundary.

Planning History

6. None relevant.

Planning Policies

7. National Planning Policy Framework 2019 (NPPF)
National Design Planning Guidance (PPG)
National Design Guide 2019
8. South Cambridgeshire Local Plan 2018

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in favour of Sustainable Development
S/7 Development Frameworks
S/10 Group Villages
CC/4 Sustainable Design and Construction
CC/6 Construction Methods
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
HQ/1 Design Principles
NH/4 Biodiversity
NH/14 Heritage Assets
SC/10 Noise Pollution
SC/11 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

South Cambridgeshire Supplementary Planning Documents (SPDs):

9. Greater Cambridge Sustainable Design and Construction - Adopted January 2020
Trees and Development Sites – Adopted Jan 2009
Biodiversity – Adopted July 2009
District Design Guide – Adopted March 2010

Consultation

10. Harston Parish Council – No comments received.

11. Local Highways Authority - No objections subject to the following conditions:

- Pedestrian visibility splays
- Falls and levels of proposed driveway
- Bound material to be used for proposed driveway
- Cambridgeshire County Council construction specification to be used for proposed driveway
- Set back of any gate
- Delivery Hours

12. Trees Officer - Summary (21/04/2021): I have no arboricultural or hedgerow objections to this application.

Trees on or adjacent site have no statutory protection.

A Preliminary Arboricultural Impact Assessment has been submitted. This is sufficient for this stage of the application but a further detailed Tree Protection Plan will be required if the application is approved.

13. Environmental Health Officer - I wish to confirm that I have received a copy of the above application and have considered the implications of the proposals.

I would advise that the following conditions/informatives should be attached to any planning consent granted:

- Construction Hours
- Construction environmental management plan
- Air source heat pumps

14. Sustainable Drainage Engineer - The development proposed is acceptable subject to the imposition of the condition(s) outlined below:

- Surface and foul water drainage

15. Ecology Officer - The site consists of an area of grassland with fruit trees, and dense scrub. The site does sit within the Impact Risk Zone of a nearby statutory protected site; however, it does not meet the criteria that would require a consultation with Natural England. There are no non-statutory protected sites in the vicinity that are likely to be impacted by this application. Species data shows barn owls and other breeding birds, invertebrates, reptiles, bats, badger, otter, and hedgehogs have all been recorded locally.

The application is not supported by an ecological assessment. I am not currently convinced that one is necessary. The fruit trees are to be retained and protected from

damage through standard avoidance and mitigation, and the most likely species affected by the removal of the immature dense scrub to the rear will be breeding birds. Any potential harm can be controlled through the following conditions:

- Timing of any works of removal to hedgerow, trees, shrubs, brambles, ivy and other climbing plants
- Biodiversity enhancement

Representations

16. Seven representations have been received, raising concerns about:

- Conflict with cycle path
- Harm to character and appearance of the area
- Harm to heritage assets
- Loss of privacy to neighbouring occupier
- Loss of light and overshadowing
- Lack of visibility for The Footpath
- Increased traffic congestion
- Loss of biodiversity and wildlife
- Harm to trees due to construction and sewer diversion
- Congestion from construction traffic

Planning Assessment

17. The key issues to consider in the determination of this application relate to the principle of development and the impacts upon the character and appearance of the area, impact upon the adjoining Green Belt, impact upon heritage assets, residential amenity, highway safety and parking provision, ecology, tree matters, other matters.

The Principle of Development

18. The proposal site would be located within the established development framework where the principle of residential development is considered acceptable for up to 8 dwellings, in accordance with policy S/7 and S/10 of the Local Plan 2018.

Character and Appearance of the Area

19. This section of Church Street is somewhat mixed; to the west the character is more built up and is characterised by larger two storey dwellings predominantly. To the east the character becomes more rural and the dwellings more modest and traditional to give way to the countryside and Green Belt. The site currently forms part of this transition, as existing it forms undeveloped grassed land.

20. The application is for outline planning permission with all matters reserved. Therefore, the details of access, appearance, landscaping, layout and scale of the proposed development are matters reserved for later approval. Indicative plans have been submitted to show how a single dwelling could appear on the site, however these are for illustrative purposes only.

21. It is considered that a single two storey dwelling could be achieved on this site. However the dwelling shown in the indicative plans would likely not be appropriate due to its appearance and overall scale. As these plans are indicative only, the concerns raised over character and appearance would need to be addressed at reserved matters stage.

Notwithstanding this, Officers acknowledge that the properties in the immediate setting, including No. 5 and No. 12 Church Street to the east, are quite modest with attractive traditional detailing, and any dwelling that would come forward at reserved matters stage should not overwhelm or dominate this context.

22. The representations received raised a concern regarding the loss of the existing green space. The openness does form part of the character in this section of Church Street; however as any dwelling could be set back in the plot, with appropriate soft landscaping, it is considered that development could be achieved on this site without significant harm to this character. Landscaping is a matter that has been reserved and therefore this would also need to be addressed at reserved matters stage.

23. The proposal is considered to be in accordance with Policy HQ/1 of the Local Plan 2018.

Impact upon the Adjoining Green Belt

24. Beyond the rear of the site, to the north, is the countryside and Green Belt. The indicative plans demonstrate a dwelling could be located centrally in the plot so there would be a reasonable distance between the rear elevation and the boundary. It is considered that, with appropriate landscaping to the rear boundary, the rural character and openness of the Green Belt would be preserved.

25. The proposal is considered to be in accordance with Policy NH/8 of the Local Plan 2018.

Impact to Heritage Assets

26. The proposal is located outside the Conservation Area, and the closest listed building is No. 1 Church Street. This property is located to the south east of the site. Although a reasonable distance from it, it does form part of the context of the locality. The representations received raised concerns about the appearance of the dwelling, however this is a reserved matter and therefore would need to be addressed at this stage. The proposal would result in the addition of one two storey dwelling. Given the existing pattern of development this would not be considered to result in detrimental impacts to the nearby heritage assets, and would preserve the character and appearance of the area.

26. The proposal is considered to accord with Policy NH/14 of the Local Plan 2018.

Residential Amenity

Loss of privacy

27. The impact upon adjoining occupiers would need to be assessed in detail at reserved matters stage when details of the access, appearance, landscaping, layout and scale have been submitted. In order to establish whether acceptable in principle, however, it is still necessary to consider whether a dwelling could be accommodated on the site without resulting in adverse neighbour amenity issues.

28. A number of concerns have been raised regarding the indicative plans, particularly in regard to No. 12 and No. 16 Church Street. No. 12 is a particularly modest dwelling, which contains one secondary bedroom window and several other windows which serve non habitable rooms on the west elevation. The proposal submitted at reserved matters stage would need to take great care so as not to result in a loss of light, overbearing impact or loss of privacy to these windows. In addition, the indicative plans show that potential views could be created to the rear elevation of No. 16 and the rear amenity

space, which would need to be addressed within any reserved matters application. Concerns have been raised about amenity impacts to No. 2A The Footpath, however the site is located over 20 metres from the boundary with No. 2A and therefore this impact is not therefore considered significant.

29. The design of the dwelling is not to be determined as part of the application, however policy H/12 requires that new dwellings meet the minimum space standards and provide private amenity space to accord with the policy. A condition is proposed to ensure that the design of the new dwelling would meet the minimum standards. It is considered that the site is capable of accommodating a dwelling that would accord with Policy H/12.
30. The Environmental Health Officer recommends a condition to restrict construction hours to protect the amenity of neighbours during the development phase. The condition is considered appropriate and necessary for neighbour amenity. In addition, the Officer requests a condition requiring a Construction Environmental Management Plan to be submitted. This is also considered reasonable given the constraints of the site.
31. It is considered that the information available at this stage indicates that a proposed dwelling may be constructed without harming the amenity of neighbours. The details of siting and design that will be required at reserved matters stage will enable matters of amenity to be considered in greater detail in accordance with Policy HQ/1 of the Local Plan 2018.

Highway Matters and Parking

32. Access is a reserved matter and therefore this would need to be fully assessed at this stage, however the indicative plans indicate that an access could be achieved in this location without an adverse impact upon highway safety. The Local Highways Authority have not raised any objection to the proposed development subject to several conditions regarding visibility splays, drive materials, specification, vehicular gates and construction vehicles. The conditions are considered necessary and reasonable, especially in light of the concerns raised regarding visibility. The first condition requests that visibility splays are provided, and therefore Officers are satisfied that this would mitigate any concerns regarding visibility.
33. Several representations also raised concerns regarding the proposed Harston cycleway, which aims to create a new foot and cycleway through Harston. The cycleway would be located along the A10 and would not be considered to conflict with the proposal site. In addition, concerns were raised about additional congestion created from an additional access and dwelling in this location. The Local Highways Authority do not raise any objection to the addition of an access point in this location, and it is not considered that the addition of a single dwelling would increase traffic movements so much that it would result in a danger to highway safety or result in undue stress on the surrounding highway network.
34. The proposal site would appear to have scope to provide the parking required in Policy TI/3, figure 11 of the Local Plan 2018 within the site. The parking spaces should be detailed in any future application submitted along with access details.
35. The proposal is considered to accord with Policy HQ/1 and TI/3 of the Local Plan 2018.

Ecology

36. The site consists of undeveloped grass land with fruit trees and dense shrubs. The Ecology Officer has been consulted on the application and does not raise any significant

concerns, subject to conditions for biodiversity enhancement and work timings. Whilst, some concerns have been received about impact to wildlife, the conditions would be considered to mitigate any harm that would result from the proposal. The proposal would not be considered to result in significant adverse impacts to the biodiversity on site and therefore would be in accordance with Policy NH/4.

Tree Matters

37. The Tree Officer was consulted as part of the application and has reviewed the Preliminary Arboricultural Impact Assessment submitted. As the proposal is at outline stage, Officers agree with the Tree Officer that the information submitted is acceptable, however further information would be required at reserved matters stage including a Tree Protection Plan and Tree Methodology Statement. A condition will be added to any permission granted to request these details be submitted. The proposal would not be considered to result in significant adverse impacts to the trees on site and therefore would be in accordance with Policy NH/4.

Other Matters

Drainage

38. The application site is not located in a flood zone and there are no surface water issues on the site. The Drainage Officer has raised no objection to the proposal subject to conditions regarding surface and foul water provision. The conditions proposed are reasonable given that new dwelling would offer a significant new built form.

Energy Efficiency

39. Policy CC/3 of the South Cambridgeshire Local Plan 2018 requires that proposals for new dwellings shall reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies. In order to ensure that this is achieved, a condition could be appended to the planning permission requiring a scheme demonstrating this to be agreed by the LPA.

Water Efficiency

40. Policy CC/4 of the South Cambridgeshire Local Plan 2018 states that all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day. In order to ensure that this is achieved, a condition could be appended to the planning permission requiring this to be complied with.

Broadband

41. Policy TI/10 of the South Cambridgeshire Local Plan 2018 states that new development (residential, employment and commercial) will be expected to contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the district. As a minimum, suitable ducting to industry standards should be provided to the public highway that can accept fibre optic cabling or other emerging technology. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable. In order to ensure that this is achieved, a condition could be appended to the planning permission requiring this to be complied with.

42. Recommendation

That planning permission be granted subject to appropriate planning conditions/informative:

1) No development shall commence until details of the appearance, means of access, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

2) Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3) 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.

4) t

5) No works to or removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation 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 conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

6) Prior to the commencement of development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details as to how a positive net gain in biodiversity has been accomplished. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

7) Prior to the occupation of the dwelling, hereby permitted, 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.

8) 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.

Reason: for the safe and effective operation of the highway, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

9) The proposed 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.

10) Prior to the occupation of the dwelling, the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

11) Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 10m from the highway boundary and not from the carriageway edge. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

12) All deliveries to the site and all muck away movements are to be carried out only during the following hours 09.30hrs - 16.00hrs Monday to Friday

Reason: for the safe and effective operation of the highway, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

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

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

14) No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or 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, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

15) Prior to commencement of development a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.

If discharging into an awarded watercourse a licence must be obtained from the South Cambs Drainage Engineer.

Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding and to reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

16) No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% 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 approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

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

Reason: To ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the adopted South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

17) 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. 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 in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

18) Prior to the first occupation of the dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

Informatives

1) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

2) The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features.

In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

3) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.

The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

Report Author:

Charlotte Peet - Planner

Telephone: 07704 018421

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Agenda Item 9



14 July 2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

21/0662/TTHR – Cottenham (Land At Setchel Drove And Smithy Fen, Cottenham CB24 8PT/Y)

Proposal:	We are proposing to remove five 7m sections of hedgerow to facilitate the laying of a new sewer.
Applicant:	Anglian Water Services LTD
Key material considerations:	Do the hedgerows qualify as important hedgerows. Is the removal justified.
Date of Member site visit:	n/a
Notice expires:	16 July 2021
Application brought to Committee because:	All Hedgerow Regulations matters must come to committee
Presenting officer:	Miriam Hill (Trees Officer)

Executive Summary

1. This hedgerow removal notice seeks to remove five 7m sections of hedgerow to facilitate the laying of a new sewer.
2. The Hedgerow Regulations 1997 seek to retain hedgerows considered to be important. These are most often found in the countryside by virtue of the qualifying factors. The primary qualifying factors relate to age, length and surrounding land use. The secondary criteria relate to ecology and history.
3. Landowners, lessors and some statutory undertakers can give notice to the Council that they wish to remove a hedgerow (in part or entirely). The Council has 42 days from receipt to consider if the hedgerow in question can be considered

important and if there has been sufficient justification to undertake the proposed works. If the hedgerow is important and insufficient justification has been provided the Council must issue a hedgerow retention notice within the 42 days. If the hedgerow is not considered important or there is sufficient justification, it can return a 'no objections' to the proposal. This is not an application and therefore it is not approved or refused, and no conditions can be attached to an outcome.

4. In support of the removal notice is an Ecological Appraisal Note and an excerpt from a map labelled as 1989. The Ecological Appraisal does not address the Hedgerow Regulations, as it is a tool to manage other environmental concerns and responsibilities in relation to the work. The Appraisal does provide some insights into what species occur in and around the hedgerows. The map labelled 1989 indicates the hedgerows are at least 30 years only (a primary qualifying factor for important hedgerow status).
5. In addition, it was ascertained that "a typical reinstatement of the hedgerow as we normally provide" will be undertaken once the sewer is installed.
6. Officers recommend that the Planning Committee do not issue a Hedgerow Retention Notice and provide a 'no objection' outcome.

Relevant history

7. There are no hedgerows with an existing retention notice in this locality.
8. The notice hedgerows are not subject to any development management constraints.

Consultation

9. No consultation responses were received.

Other representations

10. Third party representations have been received from:
 - The Old West Internal Drainage Board (dated 10 June 2021) who have no objections.

The site and its surroundings

11. The hedgerows in question stand adjacent to Setchel Drove and Smithy Fen in Cottenham. This locality is rural with grazing land with scattered dwellings and businesses.

Assessment of important hedgerow designation

12. The most southerly section of hedgerow proposed for removal is sited on the northern side of Smithy Fen, just south of Smithy Fen Bridge. It is a well maintained, rural hedgerow and has the primary qualifying factors related to age, length and surrounding land use.
13. The next section proposed for removal is on the eastern side of Smithy Fen, just north of Smithy Fen Bridge. This hedgerow has the primary qualifying factors related to age, length and surrounding land use even though it is gappy in character. The location indicated for the proposed hedgerow removal is an existing gap but may be slightly widened as part of the working zone.
14. The hedgerow at the northern side, western end of Setchel Drove (at the junction with Smithy Fen road) is a row of unmaintained cypress trees. It has the primary qualifying factors related to age, length and surrounding land use.
15. The cypress hedgerow extends as far as the middle section highlighted for removal on Setchel Drove. It has the primary qualifying factors related to age, length and surrounding land use.
16. The western section highlighted for removal on Setchel Drove is a hawthorn and plum hedgerow and has the primary qualifying factors related to age, length and surrounding land use.
17. None of the hedgerows qualify for important hedgerow criteria 1-4, parish boundary, archaeology or evidence of manorial history.
18. Each hedgerow appears to be part of a field system pre-dating the Inclosure Acts (taken as 1845). This is important hedgerow criteria 5.
19. There is no reported and recorded rare species of plant or animal (criteria 6) in this locality. The hedgerows have insufficient woody species diversity (criteria 7 and 8).
20. Three of the five sections of hedgerow proposed for removal have a defensible status as important hedgerows under the Hedgerow Regulations. The two western sections of Setchel Drove do technically qualify as important hedgerows but this stance is precarious as they are cypress trees, and do not fit with the spirit of the original legislation.

Assessment of justification and reasoning

21. The reason given for removing the sections of hedgerow are to install new sewer pipework to service the dwellings in this neighbourhood. Much of the line is to be installed using directional drilling but a pit must be excavated at the end of the line

or at junctions and redirections to enable the operatives to receive or initiate drilling.

22. Utility companies have limitations on where they can locate their routes. This route appears to be the optimal location.

23. The Regulations are clear that hedgerows, or sections of, should only be permitted to be removed in exceptional cases. Associated guidance does give examples of unacceptable reasoning and instillation of essential utilities is not listed.

24. On balance the justification for removal of sections of hedgerow appears to be reasonable.

Conclusion

25. The hedgerows in question can be considered as 'important hedgerows' and should be preserved. The justification for the removal of five 7m long sections is reasonable.

Recommendation

Officers recommend that the Planning Committee do not issue a Hedgerow Retention Notice and provide a 'no objection' outcome.

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.

- Presentation Pack: 2021 07 14 - Hedgerow Removal Notice 21 0662 TTHR

Report Author:

Miriam Hill – Trees Officer
Telephone: (01954) 713405

Agenda Item 10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

14 July 2021

AUTHOR/S: Joint Director of Planning and Economic Development

TPO Number: TPO 0011 (1985)

Parish(es): Eltisley

Proposal: To revoke a Tree Preservation Order (TPO) which is no longer current.

Site address: Land to the north of Eltisley Wood, Eltisley

Recommendation: To revoke the Order.

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 revoke in its entirety TPO 0011 (1985).
- 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.
- 1.3 The existing Tree Preservation Order (TPO) is no longer required as the tree it protected, T1 oak no longer exists.
- 1.4 In accordance with the Council's Constitution, the TPO comes before Planning Committee for permission to revoke the 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 No consultations have taken place as the required actions have arisen out of the cyclical administrative review of the existing Orders.

4.0 Assessment of the Order

- 4.1 TPO 0011 (1985) was reviewed on the 26th March 2021 by Miriam Hill, Trees Officer.
- 4.2 There is no tree present on the 2003 aerial photography. SCDC does not have a historical case file for this Order.
- 4.3 It is not known when this tree was removed or why. Due to the amount of time which has elapsed since the tree's loss, no further enquiries have been made.

5.0 Recommendation

- 5.1 The Tree Officer recommends that the Committee APPROVES the revocation of the Order.

6.0 Background Papers:

- 6.1 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.
- TPO Cyclical Review Assessment (includes tree location aerial photography).

Report Author:

Miriam Hill Trees Officer
Telephone Number: 07514 922 461

Agenda Item 11

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

24 July 2021

AUTHOR/S: Joint Director of Planning and Economic Development

TPO Number: TPO 0016 (1989)

Parish(es): Castle Camps

Proposal: To revoke a Tree Preservation Order (TPO) which is no longer current.

Site address: 8 Old Camps Castle, High Street, Castle Camps, CB21 4RW

Recommendation: To revoke the Order.

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 revoke in its entirety TPO 0016 (1989) – New Inn, Castle Camps.
- 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.
- 1.3 The existing Tree Preservation Order (TPO) is no longer required as the tree it protected, T1 weeping ash no longer exists.
- 1.4 In accordance with the Council's Constitution, the TPO comes before Planning Committee for permission to revoke the 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 No consultations have taken place as the required actions have arisen out of the cyclical administrative review of the existing Orders.

4.0 Assessment of the Order

- 4.1 TPO 0016 (1989) was reviewed on the 8th March 2021 by Miriam Hill, Trees Officer.
- 4.2 There is no tree present on the 2003 aerial photography. SCDC does have some historical records but nothing which refers to the removal of the tree.
- 4.3 It is not known when this tree was removed or why. Due to the amount of time which has elapsed since the tree's loss, no further enquiries have been made.

5.0 Recommendation

- 5.1 The Tree Officer recommends that the Committee APPROVES the revocation of the Order.

6.0 Background Papers:

- 6.1 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.
- TPO Cyclical Review Assessment (includes tree location aerial photography).

Report Author:

Miriam Hill Trees Officer
Telephone Number: 07514 922 461

Agenda Item 12

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

14 July 2021

AUTHOR/S: Joint Director of Planning and Economic Development

TPO Number:	n/a
Parish(es):	Caxton
Proposal:	Serve a provisional Tree Preservation Order on a developments conditional tree planting
Site address:	Firs Farm, St Peters Street, Caxton, CB23 3PJ
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 serve a TPO on conditional tree planting within a development site.
- 1.2 Under section 197 of the Town and Country Planning Act 1990 the Local Authority has the duty to ensure that when granting planning permission for any development adequate provision is made for the planting and preservation of trees through condition.
- 1.3 TPO's have the facility to protect conditional tree planting on developments sites beyond the conditional five-year maintenance period following planting. In other words, once the proposed treescape has been approved as part of a soft landscaping scheme, those trees can be protected by a TPO even though they may not be planted for some years.
- 1.4 In accordance with the Council's Constitution, the request to serve a non-emergency provisional TPO comes before Planning Committee.

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 formal consultation stage occurs when the provisional Order is served.

4.0 Site and Surroundings

- 4.1 The development site sits on the western edge of Caxton village on a rural and sporadically residential road, St Peters Street. The development scheme creates eight custom self-build dwellings.
- 4.2 The site is outside of the village development framework and therefore considered a rural development. The land surrounding the development is mostly fields with associated outbuildings and barns. The field to the north contains manorial earthworks. The eastern boundary runs along the road with more fields beyond. Few dwellings are within a short distance of the development.
- 4.3 The Landscapes Proposals Plan (titled 401F) soft landscaping plan was approved via condition (reference S/3539/19/DC) following an outline planning application (reference S/2294/16/OL).
- 4.4 The proposed treescape includes tree planting on the eastern edge of the site (along a roadside), northern, southern and western boundaries which border the village edge and streetscene. All proposed tree planting will be included within the TPO.
- 4.5 The TPO schedule which cites which trees are protected will reflect the approved plan but will use designations (i.e. individual, group, woodland or area) which will be flexible enough to cope with minor amendments typical of development sites. This will avoid the need for repeated TPO amendments should the scheme need slight modification when it comes to the installation of the soft landscaping scheme. It will not affect the development management processes associated with applicants applying to vary approved plans.

5.0 Assessment of the conditional tree planting

- 5.1 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'.
- 5.2 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.
- 5.3 The proposed trees will contribute visually to the area and provide an amount of screening or diffuse the mass of the proposed dwellings from views beyond the site. The roadside trees will help to maintain the rural character of St Peters Street.
- 5.4 As a whole the trees will provide ecosystem services to the future residents of the development such as solar shading and contribute to the canopy cover of the village as a whole.
- 5.5 The proposed tree planting includes native species and cultivars and therefore will contribute to the biodiversity of the area.
- 5.6 At the time of the outline planning permission it was noted by consultees and officers that the sites existing, and proposed landscape should be dealt with as one cohesive site rather than eight plots, bringing the resolution of landscaping matters forward in the planning process. Creating a TPO at this point in the development process, rather than

waiting until the site is parcelled up and developed will ensure the trees are protected for the future whilst reducing the amount of administration for SCDC.

6.0 Proposal

- 6.1 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.
- 6.2 Should the decision be taken to confirm the Order, it will return to the Planning Committee to request that the Order be confirmed.
- 6.3 Once confirmed, no further action needs to be taken by the District Council. The Order takes effect from when the trees are planted and does not affect any development conditions requiring the establishment and maintenance of the tree planting scheme for the first five years.

7.0 Recommendation

- 7.1 The Tree Officer recommends that the Committee APPROVES the issuing of a non-emergency 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.
- Copy of the approved soft landscape scheme.

Report Author:

Miriam Hill

Trees Officer

Telephone Number: 07514 922 461

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Report to:	Planning Committee	14 July 2021
Lead Officer:	Joint Director of Planning and Economic Development	

Review of Local List of Validation Requirements for Planning Applications

Executive Summary

1. Local Planning Authorities (LPAs) are required to undertake a regular review of their validation requirements for planning applications. It is necessary to ensure that a validation list is in place and remains fit for purpose in the context of changes to national legislation and Development Plan policies.
2. The validation list should set out the level of information required by the LPA to support a planning application. It should explain clearly what plans and documents are required as part of a planning application to ensure that the Council can make transparent, well informed and robust decisions on planning applications in the public interest.
3. The list should clearly define the minimum amount of information required for proper assessment of planning applications. Requirements are not intended to be onerous and information will only be requested when it is necessary to enable full and proper assessment of a proposal. The list should be updated alongside the adoption of Local Plans and reviewed at every 2 years.
4. There were long delays in the process through to adoption of the South Cambridgeshire Local Plan 2018 which delayed the review of the existing South Cambridgeshire District Council (SCDC) Validation List. This has now been reviewed following a 6 week public consultation exercise and an updated draft Validation List is attached to this report.
5. A parallel exercise has been carried out in respect of the Cambridge City Council Validation List which was approved for adoption by City Council's Planning Committee on 30 June 2021.

6. As part of the forthcoming planning service review which will consider Development Management processes and procedures as part of Phase 1, there is likely to be a need for a further review of the Local Validation List and therefore it is anticipated that the next review will take place well within the next two years. If possible, the next review will aim to create a single joint SCDC and Cambridge City Council Local Validation List.

Recommendations

7. That the revised Local Validation List be approved for adoption.

Reasons for Recommendations

8. The revised Local List will provide an up to date basis for assessing the validity of planning application requirements.

Details

Background

9. National guidance requires all local planning authorities (LPAs) to publish a 'local list' of validation requirements. These should be kept to the minimum necessary to enable decisions to be made and the list should be reviewed at least every 2 years.
10. National Planning Policy Framework 2019 paragraph 44 states that:

Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every 2 years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

11. National Planning Practice Guidance Paragraph: 044 Reference ID: 14-044-20140306 Revision date: 06 03 2014 sets out the procedure for revising the validation list:

Step 1: Reviewing the existing local list

Local planning authorities should identify the drivers for each item on their existing local list of information requirements. These

drivers should be statutory requirements, policies in the National Planning Policy Framework or development plan, or published guidance that explains how adopted policy should be implemented.

Having identified their information requirements, local planning authorities should decide whether they need to revise their existing local list. Where a local planning authority decides that no changes are necessary, it should publish an announcement to this effect on its website and republish its local list.

Step 2: Consulting on proposed changes

Where a local planning authority considers that changes are necessary, the proposals should be issued to the local community, including applicants and agents, for consultation.

Step 3: Finalising and publishing the revised local list

Consultation responses should be taken into account by the local planning authority when preparing the final revised list. The revised local list should be published on the local planning authority's website.

Information requested with a particular planning application must meet the statutory tests introduced by the Growth and Infrastructure Act

12. An up-to-date validation list ensures that planning applications are accompanied by all the plans, information and documentation necessary to ensure proper consideration of a planning application. Local information requirements have no bearing on whether a planning application is deemed to be valid unless an up-to-date list is in place. An LPA may review its validation lists within the two year period if required.

13. The validation list can perform the following important functions:

- Enabling officers to process applications more efficiently by having the right information up front.
- Providing local community and key stakeholders with more information and certainty about schemes prior to decision making
- Reducing the need for planning conditions, particularly pre commencement conditions

- Leading to high quality development as applicants will have worked through many of the site constraints and issues up front.
- Facilitating a constructive dialogue between applicants, the Council and local communities on desired outcomes for the development.

14. In the majority of cases agreement is easily reached with applicants regarding what is required to be submitted with an application, as officers use discretion to ask only for relevant documentation. The list predominantly provides guidance and help to those wishing to submit a planning application and explains why documents are required in certain circumstances. The legislation also provides a dispute resolution process that might ultimately allow an applicant a right of appeal against non-determination of the application.

Process for Review of Local Validation List

15. The Council's existing Local Validation List has not been updated for a long time as normally this process takes place following the adoption of a new Local Plan. The review of the Validation List was delayed alongside the Local Plan process, with adoption of the SCDC Local Plan taking place in September 2018. Further delays have affected the progress of the review of the Local Validation List as the planning service has been progressing a number of other high priority projects including various ICT/system upgrades, the update to the pre-application charging scheme and the introduction of a new pre-application system as well as the PPA project.

16. A considerable amount of work has been done with key consultees in putting together the revised draft List of Local Validation requirements. The draft revised validation list was published as a consultation document on the SCDC website for 6 weeks between the dates of 7th January 2020 and 18th February 2020. Approximately 200 local agents were also directly consulted. Officers have reviewed and updated the existing validation list having regard to, in particular, national policies and the relevant policies in the SCDC Local Plan 2018. Following the publication of the draft revised document officers have sought to address the representations received during the consultation period.

17. The consultation responses are summarised in the schedule attached as Appendix 2. None of the consultation responses raise

any issues that have required significant changes to the draft Validation List. The draft List recommended for adoption is attached at Appendix 1. The revised validation list document is divided into two sections:

- National and standard requirements for all application types
- Local statements/documents plans and information required to reflect primarily the requirements set out in the Development Plan

18. National requirements are set by government and are consistent across all local planning authorities in England. These are set out on the Planning Portal. The local requirements must be prepared by each LPA and should be tailored to reflect the material planning considerations that are relevant for that area. Critical to this consideration are the policies in the Development Plan.

19. It is recommended that the revised draft Local Validation List is approved by Planning Committee for adoption. The revised Validation List will then be published on the Council's website. It should be noted that the planning service review which is currently starting, will focus on Development Management processes and procedures as part of Phase 1 so it is likely that a further review of the Validation List will be carried out as part of this process well within the required two year period.

20. A parallel review exercise was carried out in relation to the Cambridge City Council Local Validation List which was approved for adoption by the City Council Planning Committee on 30 June 2021.

Options

21. All LPAs are required to have an up to date Local Validation List in place so there is an urgent need for an updated version to be put in place to reflect the updated Local Plan. Whilst the ideal solution would have been to have a single joint Local Validation List for SCDC and Cambridge City, it was not possible to accommodate this at the present time given the complexities of doing this. However, this could potentially take place as part of the planning service review process or otherwise pursuant to the proposed joint SCDC and Cambridge City Local Plan in due course.

Implications

22. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered:-

Financial Implications

23. The ability to require the relevant information to enable the LPA to make transparent, well informed and robust decisions on planning applications in the public interest reduces the risk of complaint compensation and potentially the costs of appeals and legal challenge.

Legal Implications

24. None

Staffing Implications

25. None

Climate Change

26. Having an up to date Local Validation List will help to ensure that planning applications address climate change issues as required under the Council's Local Plan policies and guidance.

Consultation Responses

27. Over 200 planning agents were consulted on the proposed changes to the Local Validation List. A small number of responses were received. The responses in relation to each requirement are summarised in Appendix 2 with commentary as to whether changes are proposed in response or not. Lead planning members and consultees were also engaged within the process.

Background Papers

Town and Country Planning Act 1990

Growth and Infrastructure Act (2013)

Town and Country Planning (Development Management Procedure) Order 2015

National Planning Policy Framework (2019)

National Planning Practice Guidance 2014

Appendices

Appendix 1: Revised South Cambridgeshire District Council Local Validation List

Appendix 2: Schedule of Consultation Responses and Officer Comments

Report Author:

Sharon Brown Assistant Director Delivery
Telephone: 07725 751708

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Appendix 1 Planning application validation requirements for South Cambridgeshire District Council

The table below sets out the supporting documents which must be submitted with a planning application. Some of these documents are always required and your application will not be able to be registered unless this documentation has been provided. Others will depend upon the type of planning application you are proposing and where the site is, and the table below provides further guidance on where such a supporting document will be required.

The table sets out the national requirements at the beginning of the table (labelled alphabetically in the first column), and below these (labelled numerically) the local validation requirements for South Cambridgeshire District Council.

Before an application is submitted the policies of the South Cambridgeshire District Local Plan (2018) should be considered as a whole, and pre-application discussions are strongly recommended.

	Validation requirement	When required?	What is required?	Policies, guidance and further information
Page 139	National Validation Requirements			
	Application Form	A completed form is always required (one copy of all application documents must be supplied if submitted by post).	You can apply for planning permission online through the Planning Portal . Please ensure that you have completed every section of the application form before submitting, and that the form has been signed. Where sections or questions are not relevant please state this on the form.	
	B	Fee	This is always required, unless covered by specific exemptions.	Current national fees can be found on the Planning Portal.
C	Location and site plans	All applications.	This must be an up-to-date Ordnance Survey-based location plan at an appropriate scale, usually 1:1250 or 1:2500. In the case of large sites other scales may be appropriate. The plan must show:	Site plans may be created through a number of online retailers. You can find guidance on the Planning Portal

	Validation requirement	When required?	What is required?	Policies, guidance and further information
Page 140			<ul style="list-style-type: none"> • At least two named roads and all surrounding buildings or land (unless this would require a plan greater than a scale of 1:2500) • The application site (the whole planning unit) • A north point • The scale clearly identified <p>The plan used should:</p> <ul style="list-style-type: none"> • Show OS Crown copyright • Not to be copied from existing OS mapping, if using hand drawn maps such as standard streets • Show the correct licence number if you wish to print or copy maps for applications <p>The application site boundary must be edged clearly with a red line. It should include all land necessary to carry out the proposed development - for example, land required for access to the site from a public highway, visibility splays, landscape, car parking and open areas around the building.</p> <p>A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.</p>	
D	Other relevant plans	Applications must be accompanied by plans and drawings or information necessary to describe the subject of the application	<p>Existing and proposed block plans of the site (for example at a scale of 1:100 or 1:200 with a scale bar shown) showing any site boundaries and neighbouring properties.</p> <p>Existing and proposed elevations (for example at a scale of 1:50 or 1:100).</p> <p>Existing and proposed floor plans (for example at a scale of 1:50 or 1:100 with a scale bar shown).</p>	

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			<p>Existing and proposed site sections and finished floor and site levels (for example at a scale of 1:50 or 1:100 with scale bar shown).</p> <p>Roof plans (for example at a scale of 1:50 or 1:100 with scale bar shown).</p>	
E	Plans for advertisement consent applications	All advertisement consent applications.	<p>Location plan identifying the location of the site by reference to at least two named roads, identifying the proposed position of the advertisement in red and showing the direction of north. The plan should be to an appropriate scale, usually 1:1250 or 1:2500 and show a scale bar.</p> <p>Site plan (at a scale of 1:200 or 1:500 and with a scale bar).</p> <p>Existing elevations (e.g. at a scale of 1:50 or 1:100 with scale bar shown).</p> <p>Proposed elevations (e.g. at a scale of 1:50 or 1:100 with scale bar shown).</p> <p>Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100 with a scale bar shown) showing advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination (if applicable).</p>	
F	Plans for Listed Building Consent applications	All listed building consent applications	<p>Location Plan – see section C</p> <p>Other relevant plans – see section D</p> <p>Plans to a scale of not less than 1:20 (with a scale bar shown) to show all new doors, windows, shop-fronts, panelling, fireplaces, plaster moulding and other decorative details as referenced in the application.</p>	

	Validation requirement	When required?	What is required?	Policies, guidance and further information
Page 142	G Design and Access Statement	<p>Major development (defined as development of 10 or more dwellings (or 0.5 hectares for residential development where the number of dwellings is unknown) for the creation of more than a 1,000 sq m of floor space and where the site is greater than 1 hectare).</p> <p>Development in a designated area (World Heritage Site or conservation area) where the proposed development consists of either one or more dwellings or a building or buildings with floor space of 100 sq m or more.</p> <p>Applications for listed building consent.</p>	<p>A design and access statement should:</p> <ul style="list-style-type: none"> • Explain the design principles and concepts that have been applied to the development • Demonstrate the steps that have been taken to appraise the context of the development and how the design of the development takes that context into account in relation to the proposal • Explain the policy adopted as to access and how policies relating to access in relevant development plan documents (DPDs) have been taken into account • State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation • Explain how specific issues which might affect access to the development have been addressed. <p>Statements accompanying applications for Listed Building Consent should, in addition to the above, show how they have taken account of</p> <ul style="list-style-type: none"> • The special architectural or historic importance of the building • The particular physical features of the building that justify its designation as a listed building • The building's setting. 	Design Council - Design and access statements: How to write, read and use them
	H Environmental Impact Assessment	<p>The Town and Country Planning (Environmental Impact Assessment) Regulations (2017) apply to two separate types of development:</p> <ol style="list-style-type: none"> 1. Schedule 1 development, for which EIA is required in every case; and 2. Schedule 2 development, for which EIA is required only if the 	<p>If your development proposal is considered to be EIA development, then an Environmental Statement (ES) which assesses the likely significant environmental effects of the proposed development, will need to be prepared and submitted as part of the planning application.</p> <p>Information for inclusion in an Environmental Statement is set out in Schedule 4 of the Regulations.</p>	<p>Town and Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>National Planning Practice Guidance (NPPG) – Environmental Impact Assessment</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		<p>development in question is judged to give rise to significant environmental effects.</p> <p>If you are proposing any large or sensitively located development, please ask us about Environmental Impact Assessment as part of your pre-application discussion.</p>	<p>The scope of any ES should be agreed by the local planning authority in a formal scoping opinion.</p>	
I	Environmental Impact Assessment screening options	<p>If you are unsure whether a proposal is EIA development, and will require an Environmental Statement, you can submit a Screening Opinion request to the Local Planning Authority.</p>	<p>You will need to include the following information with your request for a Screening Opinion:</p> <ul style="list-style-type: none"> • A plan sufficient to identify the land • A brief description as to the nature and purpose of the development and its possible effects on the environment • Such other information, which you feel, may be of benefit. <p>On receipt of the application for a screening opinion we will consult relevant organisations and respond to the request within 21 days.</p> <p>You will be informed, in writing, of the outcome of the screening opinion. If we consider that the proposal could have significant effects on the environment then you will be required to submit an EIA with the planning application.</p>	<p>Town and Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>National Planning Practice Guidance (NPPG) – Environmental Impact Assessment</p>
J	Environmental Impact Assessment scoping options	<p>If you are minded to make an application for EIA development, you can ask the LPA to state in writing their opinion as to the scope and level of detail of the information to be provided in the Environmental Statement (a 'Scoping Opinion').</p>	<p>You will need to include the following information with your request for a Scoping Opinion:</p> <ul style="list-style-type: none"> • A plan sufficient to identify the land • A brief description of the nature and purpose of the development and of its possible effects on the environment • Such other information that may be of benefit. 	<p>Town and Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>National Planning Practice Guidance (NPPG) – Environmental Impact Assessment</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			<p>On receipt of the application for a scoping opinion, we will consult relevant specialists and respond to your request within 5 weeks of receipt, and will consult all relevant specialists and the developer as part of the process. This period may be extended by agreement in writing.</p> <p>We will then confirm what we consider to be the main effects of the development and the topics that the Environmental Statement should cover. This does not prevent us from requesting additional information as part of the EIA process.</p>	
Local Validation Requirements				
Page 144	Agricultural, Forestry and other Occupational Dwellings Appraisal / Justification	<p>All applications for permanent dwellings in the countryside for full-time workers in agriculture or forestry or in another business where a rural location is essential.</p> <p>Extensions to dwellings restricted for use by persons in agriculture, forestry or other rural enterprise.</p>	<p>Applicants must provide supporting information to demonstrate that their proposal meets the requirements of Policy H/19 of the South Cambridgeshire Local Plan (SCLP) 2018.</p> <p>Information demonstrating the dwelling could be financially supported by the enterprise following extension.</p>	SCLP Policies H/13 and H/19
	1 Air Quality Assessment	<p>Where air quality is likely to be a significant issue.</p> <p>This could be either from:</p> <ul style="list-style-type: none"> Where a development would adversely affect air quality in a designated Air Quality Management Area (AQMA), or lead to the declaration of a new or increase an existing AQMA, or 	<p>An appropriate air quality impact assessment taking into account guidance current at the time of the application.</p> <p>A site based Low Emission Strategy is required for Large development proposals that require a Transport Assessment and a Travel Plan (Policy TI/2).</p>	<p>SCLP Policies SC/12, SC/14 & TI/2</p> <p>NPPF 2018 paragraphs 103, 105, 110, 170 and 181</p> <p>NPPG – Air Quality</p> <p>Land-Use Planning and Development Control: Planning for Air Quality, January 2017 (or as superseded) -Environmental</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		<p>render unworkable elements of the Council's Air Quality Action Plan.</p> <ul style="list-style-type: none"> Proposed introduction of a sensitive use (e.g. residential) into an area of poor air quality. Proposed introduction of a sensitive use (e.g. schools and care homes) near busy roads where pollution from traffic is of concern. 		<p>Protection UK (EPUK) and the Institute of Air Quality Management (IAQM)</p> <p>Greater Cambridge Sustainable Design and Construction SPD 2020 (Air Quality – Cambridge)</p>
2 Page 145	Biodiversity – Ecological Impact Assessment (EIA)	<p>Where development is proposed which will include:</p> <ul style="list-style-type: none"> The demolition of older buildings (anything pre 1950) Removal or alteration of roof spaces The building within 50 m of woodland Extensive natural habitat close by The building has weatherboarding, hanging tiles, broken or missing tiles, or a roof in poor repair Barn conversions Removal of mature and veteran trees, removal of scrub and hedgerows Alteration to watercourses. Developments within 250m of ponds or water bodies. <p>Any development that may either directly or indirectly impact a</p>	<p>The Ecological Impact Assessment (EIA) should detail the possible impacts upon the application site's wildlife and how the applicant has taken account of such impacts. Where proposals are being made for mitigation and/or compensation measures, full details of how such measures will be effective need to be proved with the application.</p> <p>The NPPF now requires a measurable net gain in biodiversity to be provided by development. This should be outlined within all application submissions Scoring and calculations should be based on the DEFRA Biodiversity Offsetting metric.</p> <p>This analysis should be carried out by suitably qualified experts.</p> <p>Where further surveys are indicated as being required by the EIA these will also be required.</p>	<p>SCLP Policies NH/4 & NH/5</p> <p>SCDC Biodiversity SPD (2009)</p> <p>Cambridgeshire and Peterborough Biodiversity Action Plan – priority species</p> <p>Natural Cambridgeshire Developing with Nature Toolkit (2018)</p> <p>NPPF, Section 15 paragraphs 170-177, and the accompanying NPPG.</p> <p>The British Standards Institute Biodiversity – Code of practice for planning and development (BS42020:2013)</p> <p>Government Circular 06/2005</p> <p>Cambridgeshire County Wildlife Site Register</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information	
Page 246		statutory or non-statutory protected site effect <ul style="list-style-type: none"> • a) Internationally and nationally designated statutory sites; • b) European and nationally protected species • c) local non-statutory designated sites;(above are identified on the CCLP Policies Map) • d) priority habitats and species • e) Significant populations of national or local Red List or notable species. 		Cambridgeshire Opportunity Mapping (currently in production should be available March 2019) CIEEM Guidelines for Preliminary Ecological Appraisal (2013) Biodiversity Offsetting Pilots Technical Paper: the metric for the biodiversity offsetting pilot in England (2012) Wildlife Assessment Check tool at www.biodiversityinplanning.org/wildlife-assessment-check/	
	Broadband (supplementary information)	New residential, employment and commercial development	As a minimum the provision of suitable ducting to the public highway that can accept fibre optic cabling or other emerging technologies.	SCLP Policy TI/10 Cambridgeshire and Peterborough Broadband Plan.	
	3	Community Facilities / Community Development Strategy	For new developments of 200 homes or more (including cumulative total of groups of smaller sites)	A community facilities assessment and strategy to be prepared in consultation with service providers and approved by the local authority in partnership with landowners and stakeholders. This should include opportunities for joint provision and co-location of compatible services and facilities.	SCLP Policy SC/4 NPPF paragraphs 92 & 182 Playing Pitch Strategy 2015-2031 (updated June 2016) Indoor Sports Facility Strategy 2015-2031 (updated June 2016)
	4	Construction Environmental Management Plan	All Major Developments or developments that are likely to result in noise, smells, dust, visual or other adverse effects during the course of construction.	The following should be incorporated within any Construction Environmental Management Plan: <ul style="list-style-type: none"> • Details of the management of materials (including soils) and wastes on site, including re-use and recycling 	SCLP Policy CC/6 BS 5228-1:2009+A1:2014 -Code of practice for noise and vibration control on construction and open sites. Noise (or as superseded)

	Validation requirement	When required?	What is required?	Policies, guidance and further information
Page 147		Where a Construction Management Plan is not submitted with the application, it is likely that details will be required by planning condition.	<ul style="list-style-type: none"> • Details of the siting and layout of construction compounds and contractor parking • Details of mitigation measures for any works that might result noise, smell, dust, visual or other impacts • Details of temporary haul roads and accesses, and methods of managing vehicle movements to and from the site • Details of wheel washing facilities, working and delivery hours, methods of demolition • Details of any protection measures to be installed during the course of the construction to protect any sensitive features, such as water courses or neighbouring residences • Details and location of site lighting • External safety and information signage • Details of complaints procedures, including contact details and response procedures 	<p>BS 5228-2:2009+A1:2014 - Code of practice for noise and vibration control on construction and open sites. Vibration (or as superseded)</p> <p>Guidance on the assessment of dust from demolition and construction (2014 v1.1), Institute of Air Quality Management (IAQM) (or as superseded)</p> <p>Guidance on Monitoring in the Vicinity of Demolition and Construction sites (2018 v1.1), Institute of Air Quality Management (IAQM) (or as superseded)</p> <p>Environmental Good Practice on Site Guide, 4th Edition, January 2015 - C741 CIRIA (or as superseded)</p> <p>Greater Cambridge Sustainable Design and Construction SPD 2020</p>
	5	Contaminated Land Assessment	<p>Where development is on or adjacent to land where contamination is known or suspected to exist.</p> <p>All agricultural land and land previously used for industrial purposes.</p> <p>The proposed end use/users is/are sensitive and vulnerable to land contamination.</p> <p>The development is</p>	<p>A contaminated land assessment should be undertaken in the following way:</p> <ul style="list-style-type: none"> • Preliminary assessment (Phase I) to determine historical land-uses, current land-uses and environmental settings, provision of initial risk assessment and Conceptual Site Model, proposals for intrusive site investigation if necessary. • An intrusive assessment (Phase II) of ground conditions to identify the existence and extent of contamination and any plausible risks to human health and/or the environment, particularly from soils, groundwater and ground gases.

	Validation requirement	When required?	What is required?	Policies, guidance and further information
Page 148		<p>within 250 metres of a currently licensed or historic landfill site.</p> <p>The development could affect or cause the movement of contaminants within the ground.</p>	<ul style="list-style-type: none"> Provision of an updated risk assessment / Conceptual Site Model and a suitable remediation/mitigation strategy if contamination is identified above appropriate assessment criteria. <p>The scope/remit and content of any assessments or supporting information should be discussed and agreed in advance with the local planning authority before it is commissioned -pre-application advice recommended.</p>	<p>Environment Agency guidance on contaminated land and risk management</p> <p>Greater Cambridge Sustainable Design and Construction SPD 2020</p> <p>Additional guidance available from:</p> <p>https://www.gov.uk/guidance/land-affected-by-contamination</p> <p>https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks</p>
	Daylight / Sunlight Assessment, Shadow Study	<p>Where new development or the altering or extending of existing buildings would overshadow neighbouring buildings or open spaces. This is particularly relevant for applications for tall buildings (any structure which breaks the existing skyline and/or is significantly taller than the surrounding built form).</p> <p>Where existing mature tree planting may have an impact upon residential rear gardens.</p>	<p>A statement should be submitted with every application where new building works are proposed. This statement should confirm that the BRE 25 and 45 degree rules of thumb test has been carried out and if the test is passed no further information is required. If the test is not passed, then an assessment is required identifying the impacts on daylight and sunlight..</p>	<p>SCLP Policy HQ/1</p> <p>BRE guide - 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' (second edition)</p>
7	Design – Masterplans / Design codes	<p>Large scale and complex sites, including new settlements.</p> <p>“Large Major” development or any development that is likely to be carried out as a phased development</p>	<p>Site conditions, ecological and environmental surveys to be undertaken and suitable mitigation measures identified if necessary. These should be agreed as part of the pre-application discussion.</p> <p>This should include a Masterplan and Design Code to establish an overall vision and strategy for the site</p>	<p>SCLP Policy HQ/1</p> <p>NPPF Chapter 12</p> <p>NPPG - Design</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			together with parameter plans. The scope and level of detail set out in the Design Code should be agreed as part of the pre-application discussion.	South Cambridgeshire District Design Guide, in particular chapter 12 Landscape in New Developments SPD. The Urban Design Compendium.
8	Energy Statement	All major new development	A statement setting out how the carbon reduction requirements for new development have been met. The Statement should include carbon calculations based on Building Regulations Part L requirements (SAP/SBEM) and should be set out following the energy hierarchy (Be Lean, Be Clean, Be Green). The 10% requirement is calculated on the basis of the baseline carbon emissions once the Be Lean and Be Clean elements have been applied. The statement can be integrated into the sustainability statement or as a standalone document.	SCLP Policy CC/3 Greater Cambridge Sustainable Design and Construction SPD 2020 .
	Flood Risk Assessment	A site specific Flood Risk Assessment (FRA) is required the site is: <ul style="list-style-type: none"> In flood zone 2 or 3 including minor development and change of use More than 1 hectare in flood zone 1 Less than 1 hectare in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could 	If a development is proposed in an area of flood risk (either fluvial or surface water), a site specific FRA should be undertaken. This should: <ul style="list-style-type: none"> Include evidence that the Sequential Test and where necessary the Exception Test have been applied in the selection of the site for the development type. Take into account different types of flooding eg fluvial, surface water and groundwater. Consider the risk of flooding arising from the proposed development as well as to the development site. Take into account the effect of climate change. 	SCLP Policy CC/9 Cambridgeshire Flood and Water Supplementary Planning Document (2016) NPPF Chapter 14 NPPG - Flood risk and coastal change Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010) Cambridge and Milton Surface Water Management Plan (2011) Environment Agency website - information about maps depicting Flood Zones and surface water flood risk.

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		be affected by other sources of flooding such as surface water.		
10	Foul Sewage and Utilities /Infrastructure Statement	All new development)	<p>Foul Sewage</p> <p>Most new buildings need separate connections to foul and storm water sewers. If an application proposes to connect a development to the existing drainage system, then details of the existing system should be shown on the application drawing(s). It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers (see separate requirement for Surface Water Drainage Strategy below).</p> <p>Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a Foul Drainage Assessment will be required, including details of the method of storage, treatment and disposal. A Foul Drainage Assessment should also include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. Where connection to the mains sewer is not practical, then a Foul/Non-Mains Drainage Assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory.</p> <p>If the proposed development results in any changes/replacement to the existing system or the creation of a new system, scale plans of new foul drainage arrangements will also need to be provided. This will include a location plan, cross sections/elevations and specification. Drainage details that will achieve Building Regulations Approval will be</p>	<p>SCLP Policies CC/7 & TI/8</p> <p>NPPG – Water supply, wastewater and water quality</p> <p>Building Regulations Approved Document Part H</p> <p>General binding rules: small sewage discharge to the ground</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			<p>required. If connection to any of the above requires crossing land that is not in the applicants' ownership, other than on a public highway, then the red line boundary of the site will need to be annotated accordingly and notice may need to be served on the owners of that land.</p> <p>Utilities Assessment</p> <p>An application should indicate how the development connects to existing utility infrastructure systems. Most new developments require connections to existing utility services, including electricity and gas supplies, telecommunications and water supply, and also needs to connect to foul and surface water drainage and disposal.</p> <p>The applicant should demonstrate:</p> <ul style="list-style-type: none"> • That following consultation with the service provider, the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community; • That proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures; • That service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains; • Where the development impinges on existing infrastructure, the provisions for relocating or protecting that infrastructure have been agreed with the service provider. <p>Assessment should be carried out by a suitably qualified expert.</p>	

	Validation requirement	When required?	What is required?	Policies, guidance and further information
11	Health Impact Assessment	New development of 20 or more dwellings or 1,000m ² or more floorspace.	For developments 20-100 dwellings or 1,000 to 5,000m ² or more floorspace the Health Impact Assessment will take the form of an extended screening or rapid Health Impact Assessment to demonstrate new development will have a positive impact on the health and wellbeing of new and existing residents. For developments of 100 or more dwellings, or 5,000m ² or more floorspace, a full Health Impact Assessment will be required.	SCLP Policy SC/2 National Planning Practice Guidance (NPPG) - Health and wellbeing Detailed guidance will be provided in a new SPD.
12	Heritage Statement (including historical, archaeological features and Scheduled Ancient Monuments)	Development affecting a heritage asset. Heritage assets are buildings, monuments, sites, places, areas or landscapes which are significant because of their historic interest. Designated heritage assets include: <ul style="list-style-type: none"> • World Heritage Site • Scheduled Monument • Listed Building • Registered Park and Garden • Conservation Area For new development, consideration should be given to the potential of archaeological assets.	The level of information or investigation required to support a proposal that could impact on a heritage asset needs to be proportionate to the significance of the heritage asset and the potential impact of the works proposed. Pre-application meetings are strongly recommended. As a minimum, statements will be required to identify heritage assets and demonstrate how proposals have preserved or enhanced their significance.	SCLP Policies NH/14 & NH/15 NPPF Chapter 16 NPPG – Conserving and enhancing the historic environment Listed Buildings SPD Listed building descriptions Conservation Area appraisals Cambridgeshire Historic Environment Record
13	Housing Statement	<u>Affordable housing:</u> All major developments of 10 dwellings or more, or if the site area is 0.5 hectares or more, will be required to provide 40% affordable housing.	An affordable housing statement will be required to show compliance with policy. This should specify the number of residential units, and show a balanced mix of dwelling sizes (measured by the number of bedrooms), types and tenures of the affordable homes	SCLP Policies H/10 and H/11 NPPF paragraph 63 NPPF Section 13

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		Rural Exception Site Policy H/11 - affordable homes outside of the village framework to meet local housing needs.	taking into account local housing needs evidence. It should also show the location of the units. Rural exception site affordable housing applications will, in addition to the above, be required to justify any market housing through a viability assessment. If the site is within the Green Belt they must show that no alternative sites exist that would have less impact on the Green Belt, having regard to its purposes	
		<u>Residential Space Standards:</u> All residential proposals.	Provide accurate room size data (including ceiling heights and room widths). Applicants should state the number of bedspaces / occupiers a home is designed to accommodate rather than the number of bedrooms.	SCLP Policy H/12 Technical housing standards – nationally described space standard – Department for Communities and Local Government (2015)
Page 153		<u>Housing Mix</u> In all developments of 10 or more homes, apart from where all the homes are starter homes or all entry-level homes.	An assessment showing how the proposal meets the criteria in Policy H/9. <ul style="list-style-type: none"> • Developments of 10 or more homes should provide a specified mix of homes in accordance with policy (except that the mix of affordable homes should address local needs evidence) • Developments of 20 or more homes should supply plots for sale to self and custom builders. • Developments of 9 or fewer homes will take into account local circumstances • 5% of homes are to be accessible and adaptable dwellings to Building Regulations M4(2) standard. 	SCLP Policy H/9 NPPF paragraph 71 and glossary definitions. Building Regulations M4 2
14	Landscape and Visual Impact Assessment	Where new development is likely to have an impact on the local and/or wider landscape or townscape as a result of its proposed location or height.	A visual assessment or appraisal with supporting accurate visual representations. Should include assessment on immediate and local context including a preliminary contextual appraisal, as well as any historical, amenity, microclimate and public realm impact of the proposal. Local views need to be considered and agreed at the pre-application stage. A Building Massing Strategy will need to be prepared and included with the Design and Access Statement.	SCLP Policies HQ/1, NH/2 South Cambridgeshire District Design Guide, in particular Chapter 12 South Cambridgeshire Landscape in New Developments SPD

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			The need for a Building Massing Strategy should be agreed at pre-application stage.	BRE guide - 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' (second edition). Cambridgeshire Green Infrastructure Strategy East of England Landscape Typology. Guidelines for Landscape and Visual Impact Assessment (GLVIA3) 3rd Edition 2013
15 Page 154	Landscape Details	Major development and where landscape proposals will be necessary because the new development is likely to have an impact on the local and/or wider landscape or townscape as a result of its proposed location or height. Development in or adjacent to the Green Belt.	Landscape proposals should be submitted separately or as part of the Design and Access Statement where one is required. For major development as a minimum a landscape strategy or indicative planting scheme should be provided. Management and maintenance plans must be provided, indicating hard paving areas to be adopted by Cambridgeshire County Council (Highways Authority) and sustainable drainage (SuDs) and landscape features to be adopted by the City Council. Large scale and complex sites should include a Masterplan and Design Code to establish an overall site landscape vision and strategy.	SCLP Policy HQ/1 South Cambridgeshire District Design Guide, in particular chapter 12 South Cambridgeshire Landscape in New Developments SPD Cambridgeshire Green Infrastructure Strategy Cambridgeshire Flood and Water Supplementary Planning Document (2016) - provides guidance on SuDs. BS8545:2014
16	Lighting (artificial) Assessment	Where proposals for new external artificial lighting or changes to existing lighting may have an adverse impact on local residential amenity, wildlife or landscape character through light pollution. Illuminated adverts and outdoor sports facilities (including multi-use	Details of external lighting including building, security, floodlighting, street/courtyard columns and bollards shall be provided. Developers of major sites will be required to submit an artificial lighting assessment of the impact on any sensitive residential premises both on and off site.	SCLP Policy SC/9 NPPF paragraph 180 (c) NPPG – Light pollution Institute of Lighting Professionals (ILP):

	Validation requirement	When required?	What is required?	Policies, guidance and further information
Page 155		<p>games area) where external lighting is proposed.</p> <p>In particular major sites at the edge of Cambridge and adjoining open countryside in South Cambridgeshire and proposals for floodlighting.</p>		<p>Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (or as superseded)</p> <p>Guidance on undertaking environment lighting impact assessments (PLG04:2013)</p> <p>Obtrusive light from proposed developments (BRE Digest - DG 529)</p> <p>Artificial Sports Lighting - Updated guidance for 2012 (Sport England Design Guidance Note or as superseded)</p> <p>Lighting Guide 06: The Exterior Environment - LG6 (CIBSE-LG06/16)</p> <p>Greater Cambridge Sustainable Design and Construction SPD 2020</p>
	Marketing Assessment / Local Needs Assessment/ Viability Appraisal / Business Plan / Structural Survey	Several policies require these types of studies to accompany planning applications to provide additional evidence. In particular developments which are proposing the loss of facilities such as public houses, community facilities, sports and leisure facilities, shops, industrial sites and businesses.	The requirements vary and applicants should take into account the requirements of relevant policies.	Policies, H/17, H/19, E/14, E/16, E/18, E/19 & SC/3
18	Noise / Vibration Assessment	<p>Noise / Vibration Generation</p> <p>Where a proposed new development would generate noise or vibration including delivery and</p>	Where necessary an acoustic (noise and vibration) assessment will be undertaken by a suitably qualified person, in accordance with the latest industry and/or Government best practice guidance and relevant British Standards publications.	<p>SCLP Policy SC/10</p> <p>NPPF paragraphs 170, 180 & 182</p> <p>NPPG - Noise</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		<p>servicing and vehicle movements / traffic changes on local roads which may have an adverse impact on existing or planned uses (in particular noise sensitive uses such as residential, hospitals, nursing homes, schools etc.).</p> <p>Applications which involve the installation of mechanical and electrical building services plant / equipment such as flues, air handling units / air conditioning, extraction, air source heat pumps, combustion appliances etc.</p> <p>New Noise Sensitive Premises</p> <p>Proposals for residential and other noise sensitive development close to existing sources of noise such as transport (road, rail and air) and industrial, commercial or business premises.</p> <p>Where the operation of an existing / established business or community facility generating noise could have an unacceptable significant adverse effect on proposed new development (including changes of use) in its vicinity such as the introduction of new noise sensitive premises into an area e.g. residential ('agent of change principle').</p>	<p>The assessment should identify necessary mitigation/noise insulation where appropriate to avoid noise giving rise to significant adverse impacts on health and the quality of life and to mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development.</p> <p>The duration, scope / remit and content of the assessment or supporting information should be discussed and agreed in advance with the local planning authority before it is commissioned, but in any event must comply with relevant and up-to-date UK guidance and standards</p>	<p>Noise Policy Statement for England (NPSE, March 2010)</p> <p>BS 4142:2014 +A1:2019-</p> <p>Methods for rating and assessing industrial and commercial sound</p> <p>BS 8233: 2014 - Guidance on sound insulation and noise reduction for buildings</p> <p>Planning & Noise; Professional Practice Guidance on Planning & Noise - New Residential Development, May 2017 with supplementary documents 1 - PLANNING & NOISE POLICY AND GUIDANCE and 2 – GOOD ACOUSTIC DESIGN.</p> <p>IEMA Guidelines for Environmental Noise Impact Assessment, 2014</p> <p>World Health Organisation (WHO) 'Guidelines for Community Noise', 1999 World Health Organisation (WHO) 'Night noise guidelines for Europe', 2009</p> <p>World Health Organisation (WHO) 'Environmental Noise Guidelines for the European Region' 2018</p> <p>Artificial Grass Pitch (AGP) Acoustics - Planning Implication, New Guidance for 2015, Sport England Design Guidance Note</p> <p>Greater Cambridge Sustainable Design and Construction SPD 2020</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
19	Open Space Assessment (new provision and protection of existing)	Proposals for new residential development (conversions or new build) which will need to make provision for new open space. Proposals adversely affecting or leading to the loss of existing open space.	A statement setting out as appropriate how the open space requirements of policy SC/7 are to be satisfied. Where a loss is proposed, a statement having regard to policy SC/8.	SCLP Policy SC/7 and SC/8 Playing Pitch Strategy 2015-2031 (updated June 2016) Indoor Sports Facility Strategy 2015-2031 (updated June 2016) Cambridgeshire Green Infrastructure Strategy (2011) Further guidance will be provided in an Open Space SPD
20	Parking Provision (Car and cycle)	For all types of new development including change of use applications and the redevelopment of existing sites.	Evidence to show that the proposed development complies with the indicative car parking and minimum cycle parking requirements of the Local Plan (set out in Figure 11). Proposals which seek to depart from the indicative car parking and minimum cycle parking provision standards should provide a reasoned justification.	SCLP Policy TI/3 Car Parking: What Works Where – Homes and Communities Agency, and Manual for Streets 1 and 2. Also refer to Planning Practice Guidance. CCC Cycle Parking Guide for New Residential Developments. Further detailed guidance on parking provision for sports facilities can be found in the Sport England publication Accessible Sports Facilities 2010. Guidance on cycle storage is set out in the SCDC District Design Guide.
21	Planning obligations –	Applications that will require contributions or any form of legal agreement to be entered into.	Developers should provide a draft heads of terms that details a schedule of issues (such as affordable housing or contributions to schools) to be addressed during the application process.	SCLP Policy TI/8 NPPF – paragraphs 54-57 NPPG – Planning Obligations

	Validation requirement	When required?	What is required?	Policies, guidance and further information
	draft heads of terms ¹	Applications to vary a condition to an approved planning permission that required a legal agreement.		S106 Agreements guidance on SCDC website
22	Planning Statement	<p>Development which includes:</p> <ul style="list-style-type: none"> • Material changes of use • Proposals for major development • Proposals that do not accord with the adopted development plan • Where proposals require a sequential assessment of alternative sites • Where proposals are located within the Green Belt 	<p>A planning statement provides information regarding:</p> <ul style="list-style-type: none"> • The context and background to the development • Details of and justification for the proposed use, including specific details of activities, intended numbers of staff and users of a site and details of the intensity of use • An assessment of how the proposal has taken account of adopted national and local policy and any other material considerations • Details of the assessment of alternative sites and why they have been found less sequentially preferable, where required by policy • Proposals within the Green Belt should provide reasoned justification in respect of their appropriateness, specifically referencing paragraphs 145 & 146 the NPPF, and detailing any very special circumstances put forward to outweigh any inappropriate development 	<p>South Cambridgeshire Local Plan</p> <p>NPPF paras 145 & 146</p>
23	Retail Statement	<p>Proposals involving additional retail floorspace resulting in a retail unit in excess of the following thresholds should be accompanied by a Retail Impact Assessment, including a sequential test:</p> <ul style="list-style-type: none"> • Rural Centre village centres 500 m² (gross) • Outside such centres 250 m² (gross) 	<p>A Retail Impact Assessment to include assessment of:</p> <ul style="list-style-type: none"> • The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and • The impact of the proposal on town and village centre vitality and viability, including local consumer choice and trade in the town and village centres and the wider retail catchment (as applicable to the scale and nature of the scheme). <p>Sequential test:</p>	<p>SCLP Policies E/22 and E/23</p> <p>NPPF – Chapter 7</p> <p>NPPG – Ensuring the vitality of town centres</p>

¹ This is not a requirement for validation but is considered to be best practice and will help to speed up the planning decision process

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			Applicants should provide evidence that no sequentially preferable sites are available in Town and Rural Centres.	
24	Statement of Community Engagement	Major developments	<p>A Statement of Community Engagement should include:</p> <ul style="list-style-type: none"> • Details of the community engagement and exercises undertaken, including who has been involved and any events that have been held • Copies of responses received following any community engagement events • Details of how the scheme has evolved in response to the community engagement process 	<p>NPPF paragraph 40</p> <p>NPPG – Before submitting an application</p>
25	Surface Water Drainage Strategy	A surface water drainage strategy is required for all scales of development where surface water will be created or affected.	<p>The means of and changes to surface water drainage for householder applications must be shown on the submitted plans.</p> <p>For all other applications, the key information that a surface water drainage strategy must contain is:</p> <ul style="list-style-type: none"> • How the proposed surface water scheme has been determined following the drainage hierarchy • Pre-development runoff rates • Post development runoff rates with associated storm water storage calculations (see policies referenced below for specific runoff requirements) • Discharge location(s) • Drainage calculations to support the design of the system • Infiltration testing to BRE365 if the proposals recommend infiltration for surface water disposal • Drawings of the proposed surface water drainage scheme including sub catchment breakdown where applicable • Maintenance and management plan of surface water drainage system (for the lifetime of the development) including details of future adoption 	<p>SCLP Policies CC/8 and CC/9</p> <p>Cambridgeshire Flood and Water Supplementary Planning Document (2016)</p> <p>Cambridgeshire County Council Surface Water Drainage Guidance for Developers (2018)</p> <p>Ciria SuDS manual (C753)</p> <p>Building Regulations Approved Document Part H</p> <p>Greater Cambridge Sustainable Design and Construction SPD 2020</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			<ul style="list-style-type: none"> Completed drainage proforma included within the Cambridgeshire Flood and Water SPD – the applicant must ensure that the surface water strategy contains the appropriate level of information in relation to the points covered in the proforma. <p>Sustainable Drainage Systems (SuDs) must be shown on all relevant plans submitted.</p>	
26	Sustainability Statement and Sustainability Checklist	All scales of development	<p>A sustainability statement and checklist should outline the approach to:</p> <ul style="list-style-type: none"> Adaptation to climate change Climate Change mitigation, including carbon reduction Water management Site waste management Use of materials Other issues including biodiversity and ecology; land, water, noise and air pollution; transport, mobility and access; health and wellbeing; and culture, heritage and the quality of built form, including the efficient use of land. <p>The statement should be integrated within the Design and Access statement so that it is clear that sustainable design and construction has been integrated into the overall design.</p>	<p>SCLP policy CC/1</p> <p>Greater Cambridge Sustainable Design and Construction SPD 2020, particularly Appendix 1</p>
S3	Telecommunications development (supplementary information)	For all telecommunications proposals	<p>Planning applications for mast and antenna development by mobile phone network operators in England should be accompanied by a range of supplementary information including the area of search, details of any consultation undertaken, details of the proposed structure, and technical justification and information about the proposed development.</p>	<p>SCLP Policy TI/7</p> <p>Code of best practice on mobile development in England.</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			Applications should also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).	
27	Transport Assessment or Statement	A Transport Assessment or statement is required for; <ul style="list-style-type: none"> Residential Developments at or above 20 dwellings or 0.5 hectares Other developments at or above 1000m² or 1 hectare Where developments have significant transport implications 	A detailed transport assessment or a less detailed transport statement may be required in accordance with the latest County Council guidance. The exact scale of assessment required should be agreed with Cambridgeshire County Council.	SCLP Policy TI/2 NPPF paragraph 111 NPPG – Travel Plans, Transport Assessments and Statements Transport Assessment Guidelines, Cambridgeshire County Council September 2019 (or as superseded)
Page 161	Traffic Management Plan	Required for all non-householder development and where a Construction Management Plan (4) has not been separately provided	A Traffic Management Plan in accordance with the latest County Council guidance.	SCLP Policy CC/6 Traffic Management Plan: notes for guidance, Cambridgeshire County Council Transport Assessment Guidelines, Cambridgeshire County Council September 2019 (or as superseded)
29	Travel Plan	A Travel Plan is required for; <ul style="list-style-type: none"> Residential Developments at or above 20 dwellings or 0.5 hectares Other developments at or above 1000m² or 1 hectare Where developments have significant transport implications 	Transport Assessment and Travel Plan (including a Low Emissions Strategy Statement). A Travel Plan in accordance with the latest County Council guidance. The exact level of Travel Plan should be agreed with Cambridgeshire County Council. All other developments: a Transport Statement.	SCLP Policy TI/2 NPPF paragraph 111 NPPG – Travel Plans, Transport Assessments and Statements Transport Assessment Guidelines, Cambridgeshire County Council (2017) (or as superseded)

	Validation requirement	When required?	What is required?	Policies, guidance and further information
30	Tree survey / arboricultural implications	Sites carrying out demolition, building or engineering operations (including the excavation of foundations, any changes in level and service/utility runs) where these may affect trees both on-site, or on adjoining land.	<p>As a minimum applicants should submit a tree survey for sites where trees are present on or adjacent to the site.</p> <p>Applicants will be required to submit a full Arboricultural Impact Assessment (AIA) in accordance with BS5837:2012, to include full BS schedule information where trees and or hedges are to be removed or likely to be impacted along with, required mitigation and areas for replacement tree planting.</p> <p>Applicants will be required to submit an Arboricultural Method Statement in accordance with BS 5837 detailing all the methodologies required to successfully protect retained trees.</p> <p>Applicants will be required to submit a woodland management plan where blocks of trees may become integral to the landscape and character of a new development.</p> <p>Particular consideration should be given to veteran or ancient trees and hedgerows identified as 'important' under the Hedgerow Regulations 1997.</p>	<p>SCLP NH/7</p> <p>NPPF paragraphs 170 & 175</p> <p>Trees and Development Sites SPD</p> <p>Trees and Design Action Group (TDAG) guidance</p> <p>BS5837</p> <p>BS3998</p>
31	Waste Design Guide Toolkit	All scales of commercial development and development of new residential units.	<p>Developers must demonstrate how they have provided safe, secure, convenient, and accessible provision for waste management, recycling and collection.</p> <p>This should be in line with the RECAP Waste Management Design Guide and Toolkit.</p>	<p>SCLP Policy HQ/1</p> <p>Cambridgeshire and Peterborough Minerals and Waste Core Strategy - Policy CS28</p> <p>RECAP Waste Management Design Guide Toolkit (2012)</p> <p>RECAP Waste Management Design Guide</p> <p>South Cambridgeshire District Design Guide</p>

Appendix 2 Planning application validation requirements for South Cambridgeshire District Council -representations and responses

	Validation requirement	Representations Received	Officer response
Page 163	General	<p>List fails to distinguish between requirements for different types of applications eg outline and full etc A summary schedule could be provided as the list is very long.</p> <p>Validation requirements should be proportionate - requirements of this list appear to be excessive and many matters could be covered by condition.</p> <p>Emphasis on pre-application advice is unrealistic given quality of service currently provided.</p>	<p>A summary checklist per category of application will be provided with the website information eg major; minor etc.</p> <p>The requirements are all cross-referenced to Local Plan policy and guidance. The aim is to ensure that applications are submitted in as complete a form as possible so as to reduce the need for planning conditions to be imposed.</p> <p>No changes proposed.</p> <p>Some improvements have been made to the pre-application service and further improvements will be progressed as part of the planning service review</p>
	Application Form	<p>Questioned whether requirements for red line plan and adjacent land to be outlined in blue are clearly defined</p>	<p>These comments are made in respect of national validation requirements.</p> <p>Noted and no changes proposed. Technical support officers will take a reasonable and proportionate approach to the amount of information required.</p>
B	Fee		
C	Location and site plans		
D	Other relevant plans	<p>The requirement for both proposed and existing Block Plans seems unnecessary provided the new work is clearly defined – i.e. drawn in red. Two plans should only be required in complex cases.</p> <p>Site Sections should only be required where the site is sloping and the proposal warrants it – most sites in the district are level.</p>	<p>These comments are made in respect of national validation requirements for householder applications which are not subject to this consultation.</p> <p>The respondent has been advised accordingly, but also advised that technical support officers will always take a reasonable and proportionate approach to the amount of information that is required.</p>

	Validation requirement	Representations Received	Officer response
Page 164		<p>Roof Plans should only be required in unusual and complex cases. Generally the elevation drawings should be sufficient.</p> <p>Reasonable flexibility should be shown in the validation process with the general principle being to reduce bureaucracy, expedite applications and reduce delays.</p> <p>More before and after images for medium and large developments and those affecting conservation areas should be provided.</p> <p>More definition should be provided about the individual types of applications and context where further plans will be required.</p>	<p>These requirements can either be provided as part of the design and access statements, landscape and visual impact assessments. However, each application has to be assessed on its own individual merits rather than this being a general validation requirement.</p> <p>It would be difficult to define every circumstance and every plan that will be required. A summary by category of application will be provided on the website.</p>
	Plans for advertisement consent applications	No need to repeat general requirements for planning applications as well as additional advertisement application requirements.	Information requirements are set out in full for clarity. No changes proposed.
	Plans for Listed Building Consent applications	Plans at a scale of 1:20 of details are onerous and should be subject to conditions rather than being required for validation purposes.	The aim is to make applications as complete as possible upon submission and to avoid the need to impose planning conditions where possible. No changes proposed.
	G Design and Access Statement	<p>Amend wording to refer to sites of 0.5 ha or more</p> <p>Under requirements -reference consultation undertaken more generally</p> <p>Under requirements for listed buildings note that Heritage Statements can include some of this information</p>	<p>Wording amended</p> <p>Wording amended.</p> <p>Wording amended.</p>
	H Environmental Impact Assessment		
	I Environmental Impact Assessment screening options	Not a validation list requirement and should be removed. Subject to separate EIA Regulations and associated procedures.	This list also sets out the validation requirements for EIA Screening requests and it is therefore proposed to retain this.
	J Environmental Impact Assessment scoping opinions	Not a validation list requirement and should be removed. Subject to separate EIA Regulations and associated procedures.	This list also sets out the validation requirements for EIA Scoping Opinions and it is therefore proposed to retain this.
	S1 Agricultural, Forestry and other Occupational Dwellings Appraisal / Justification	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate.	Noted.

	Validation requirement	Representations Received	Officer response
		Requirement for this to be submitted for extensions to dwellings restricted for use by persons involved in Agriculture, Forestry or other rural enterprises is onerous and unjustified.	Applicants can provide detailed justification as part of applications. No proposed changes.
1	Air Quality Assessment	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate.	Noted.
2	Biodiversity – Ecological Impact Assessment	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate. Should not be abbreviated to EIA as confusing	Noted. Agreed -abbreviation removed
S2	Broadband (supplementary information)	We consider this to be a Building Regulations matter only. In any case, there is never any guarantee that appropriate broadband is available in a particular location and this should form a criterion for this theme. Required for new residential, employment and commercial development -requirement is too onerous/unjustified.	Planning conditions are being routinely applied in accordance with policy TI/10 and have been upheld on appeal. The (simple) standard condition now being proposed is “Prior to the first occupation of the/any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling” While suitable broadband may not yet be available in every location, the necessary ducting to enable future delivery is still required. A simple statement submitted at validation stage to demonstrate that the proposal has been designed to accommodate this infrastructure will provide an assurance that the condition can be complied with.
3	Community Facilities / Community Development Strategy	This criterion needs to specify what exactly constitutes “cumulative total of groups of smaller sites” as this is ambiguous and could be misinterpreted or misapplied by the Council	Agree the criterion could be better expressed. It is intended to mean where the new development is ultimately expected to exceed 199 dwellings, yet may not come forward as a development of this scale at the outset. Suggest requirement is “For new developments of 200 homes or more (including where the cumulative total of groups of smaller sites that are likely to come forward as part of that development are of 200 homes or more).
4	Construction Environmental Management Plan	The stated criterion contradicts itself in that it states that a CEMP would be applied in the stated instances, yet it also	Agree that the requirement for a CEMP should be specific.

	Validation requirement	Representations Received	Officer response
		<p>states that “where a Construction Management Plan is not submitted with the application, it is likely that details will be required by planning condition”. This implies that a CEMP is not always necessary to validate /determine an application. We are of the view that a CEMP can easily be applied as a condition, unless there are site-specific circumstances which merit submission of a document at the validation stage</p> <p>Requirement is too onerous and would apply to too many types of applications and could be conditioned.</p>	<p>While a CEMP can easily be applied as a condition, policy CC/6 requires such a document at planning application stage. It also helps reduce the burden of a condition and possible delay which the validation process aims to prevent.</p> <p>It is therefore recommended that the first part of the proposed validation requirement is retained and the second deleted.</p> <p>The technical support officers will take a reasonable and proportionate approach to the requirement having regard to the potential for the specific details and mitigation measures to be required by a planning condition.</p>
5 Page 166	Contaminated Land Assessment	<p>The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate.</p> <p>Requirement for a Conceptual Site Model is onerous for Phase 1 investigation as is the requirement that a Phase 2 investigation should be submitted if Phase 1 recommends it.</p>	<p>While the representations received are noted, officers consider that the totality of what is required is excessive and potentially unduly onerous for applicants.</p> <p>A Preliminary risk assessment (Phase I Investigation) to determine historical land-uses, current land-uses and environmental settings is essentially a desk-based exercise. This represents a minimum level of information and assists in identifying potentially contaminated sites.</p> <p>Requiring the additional information at validation stage is potentially expensive for applicants, especially of there is no certainty that planning permission will be granted. There will also be instances where the applicant does not own the land and therefore an investigation of ground conditions may not be possible.</p> <p>The Contaminated land Officer has suggested that front loading the validation stage in this way will not necessarily result in fewer conditions and may actually complicate the whole process. If the Phase 1 investigation is carried out correctly, this will generally provide the information required to assess whether further intrusive work is necessary, or not, which can then be conditioned.</p>

	Validation requirement	Representations Received	Officer response
			It is therefore recommended that the first bullet point requirement is retained, but that the two following bullet point requirements are deleted as necessary at validation stage.
6	Daylight / Sunlight Assessment, Shadow Study	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate. Wording should be changed to reference “unacceptably overshadow” instead of “overshadow”	Noted. Wording amended.
7	Design – Masterplans / Design codes	This criterion needs to specify what is meant by a “Large Major” application	Chapter 12 of the adopted District Design Guide simply refers to masterplans being needed for “large-scale sites” where phased development is likely. For dwellings, a largescale major development has been traditionally defined as one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used. For all other uses a largescale major development is one where the floor space to be built is 10,000 square metres or more, or where the site area is 2 hectares or more. It is recommended that these thresholds are adopted and set out for clarification and the first “When required” paragraph is deleted as this will inevitably be covered by the definition.
8	Energy Statement	The threshold of a “major development” (i.e. 10 dwellings or more) is too low for this requirement. It may be appropriate to apply this to a Full planning application, but at Outline stage, there is little concept of how the relevant criteria can be met. We would consider that for outline applications and those below, say 50 dwellings, an Energy Statement is better applied as a planning condition. Requirement is too onerous.	Policy CC/3 requires that proposals for new dwellings (i.e. not just major development) and new non-residential buildings of 1,000 square metres or more will be required to reduce carbon emissions. The recently adopted SPD details submission requirements but does not state what level of development triggers the need for an Energy Statement at validation stage. Two new standard conditions are proposed in consultation with the

	Validation requirement	Representations Received	Officer response
			<p>Sustainability Officer – one where details have been submitted and the other where they have not.</p> <p>Nonetheless the stated threshold is considered to be both proportionate and reasonable having regard to the climate change agenda.</p> <p>Officers recommend no change to the proposed validation requirements.</p>
9	Flood Risk Assessment	The thresholds should ensure that they are consistent with the threshold for a Flood Risk Assessment, as set out in the NPPF and NPPG	<p>The thresholds are consistent with standing advice.</p> <p>Typo needs to be corrected. The requirement should read “A site specific Flood Risk Assessment (FRA) is required <u>if</u> the site is:...”</p>
Page 91 of 68	Foul Sewage and Utilities /Infrastructure Statement	<p>It is considered that the stated requirements (Statements for foul sewage, utilities and infrastructure) are three different requirements and accordingly, should be listed separately.</p> <p>It is not considered that the stated threshold for the statements are reasonable or proportionate. It is not reasonable to assume that such statements are required for all development. We consider a more suitable threshold would be for major development, or where there is an acknowledged existing problem with the stated infrastructure requirements. For minor development, it would be reasonable to assume that any pre-existing issue could be dealt with by planning condition – requiring the submission of such detail prior to commencement of development. This could reasonably be secured by off-site “Grampian” conditions. This is the approach currently taken by many Councils (including SCDC) and is an effective way of granting planning applications promptly and adding delivery. This accords with paragraph 68 of the NPPF. (Paragraph 68 emphasises the importance of delivery of small and medium sized sites which can make an important contribution to</p>	<p>There is no reason why the stated requirements should not be separately listed as Foul Sewage and Utilities Assessment.</p> <p><u>Foul Sewage</u></p> <p>Adopted Local Plan CC/7 states that permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the new development.</p> <p>It may be onerous to expect details to be provided on drawings for all smaller (i.e. householder developments), some of which will not require any new connection to a drainage system. The planning application form also requires details of surface and foul water connections to be provided.</p> <p>Minor development may include up to 9 dwellings or floor space up to 1,000 square metres. It is not unreasonable or</p>

	Validation requirement	Representations Received	Officer response
		meeting the housing requirement of an area, and are often built-out relatively quickly).	<p>disproportionate to expect some level of detail and or a statement (however brief) to be provided at application stage.</p> <p>It is therefore recommended that the “What is required” section is amended to read “If an application proposes to connect a development to the existing drainage system, then details of the existing system should be provided as part of a Foul Drainage Statement and shown on the application drawing(s) where appropriate to do so”.</p> <p>The “What is required” details include “Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a Foul Drainage Assessment will be required.” This sentence should be added to the “When required” section.</p> <p><u>Utilities Assessment</u></p> <p>As with the above drainage requirements, it may be onerous to expect details to be provided for smaller (i.e. householder) developments with evidence to show there has been prior consultation with the relevant service provider.</p> <p>Minor development may include up to 9 dwellings or floor space up to 1,000 square metres. It is not unreasonable or disproportionate to expect some level of detail and or a statement (however brief) to be provided at application stage.</p> <p>It is therefore recommended that the “What is required” section is amended to read “Where an application proposes to connect to existing utility infrastructure systems, details should be provided as part of a Utilities Assessment Statement and details shown on the application drawing(s) where appropriate to do so”.</p>

	Validation requirement	Representations Received	Officer response
11	Health Impact Assessment	It is considered that the minimum threshold (New development of 20 or more dwellings or 1,000m ² or more floorspace) is far too low for this Assessment. It is not clear what value this requirement brings to an application and we suggest the threshold is raised to a minimum of 50 dwellings and corresponding floor space.	The requirement for new development of 20 or more dwellings or 1,000m ² or more floorspace to be accompanied by a HIA is clearly set out in policy SC/2. No change proposed.
12	Heritage Statement (including historical, archaeological features and Scheduled Ancient Monuments)	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate. More definition required in relation to what is a Heritage Asset and in relation to archaeological requirements/Designated/non Designated Heritage Assets.	Noted. More definition provided.
13	Housing Statement	This criterion should ensure that it is in line with that stated in the NPPF and NPPG. Housing mix details cannot be provided for outline applications.	While policy 45 refers to developments of 11 dwellings or more, extant legal advice given to the Council has confirmed that the threshold for the provision of affordable housing should be 10 dwellings or more in line with NPPF paragraph 63. No change proposed. Noted that detailed housing mix information cannot be provided for outline applications but an indicative housing mix can be.
14	Landscape and Visual Impact Assessment	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate.	Noted.
15	Landscape Details	The minimum threshold of a “major” development is far too low. The requirement for landscape details should not be arbitrary as is proposed – It should be site specific and based on the merits of the site Landscape management and maintenance plans can be conditioned.	All new “major” development, or “Development in or adjacent to the Green Belt” has the capacity to have an impact on the local and/or wider landscape or townscape as a result of its proposed location or height. As a minimum, the requirement for details of a landscape strategy or indicative planting scheme along with management and maintenance plans relative to the development proposed is not considered to be unreasonable or disproportionate.

	Validation requirement	Representations Received	Officer response
Page 171			<p>To require details for all other development is much more subjective to assess at validation stage. Not all development will have an impact on the local and/or wider landscape or townscape as a result of its proposed location or height.</p> <p>Nonetheless, the height and location of a new development can have an impact on the local and/or wider landscape or townscape</p> <p>It is recommended that the wording for “When required?” is amended to read “Major development and other development where landscape proposals will be necessary because the new development is likely to have an impact on the local and/or wider landscape”.</p> <p>Development likely to have an impact as a result of its proposed location or height”.</p> <p>Development in or adjacent to the Green Belt.”</p> <p>Agree landscape management and maintenance plans can be conditioned but this list aims to ensure that applications are as complete as possible to avoid the need to impose conditions where possible.</p>
16	Lighting (artificial) Assessment	The second paragraph under the “when required?” heading is superfluous as the requirement for a Lighting Assessment should be based on the criteria outlined in the first paragraph and on the merits of the site	<p>While the second paragraph is some to some extent superfluous a reordering of the requirement would make more sense.</p> <p>Suggest</p> <p>“Major sites at the edge of Cambridge and adjoining open countryside in South Cambridgeshire</p>

	Validation requirement	Representations Received	Officer response
Page 172			<p>Where other proposals for new external artificial lighting or changes to existing lighting may have an adverse impact on local residential amenity, wildlife or landscape character through light pollution, illuminated adverts, and outdoor sports facilities (including multi-use games areas) where external lighting is proposed”.</p> <p>The “What is required” information should be altered to read:</p> <p>“Details of external lighting including building, security, floodlighting, street/courtyard columns and bollards where appropriate shall be provided”.</p>
17	Marketing Assessment / Local Needs Assessment/ Viability Appraisal / Business Plan / Structural Survey	This criterion needs to specify exactly what is required and in what instances. The current wording is ambiguous and could be misinterpreted/misapplied by the Council	<p>If clarification is required, suggest the “When required?” section is changed to read:</p> <p>“Several policies require these types of studies to accompany planning applications to provide additional evidence. In particular:</p> <p>Marketing Assessment - Required for applications proposing the reuse of buildings in the countryside for residential use; new rural dwellings in the countryside; loss of employment land to non-employment uses; and loss of village services and facilities</p> <p>Local Needs Assessment - Required for applications proposing the loss of village services and facilities</p>

	Validation requirement	Representations Received	Officer response
			Structural survey – Required for applications proposing the reuse of buildings in c/side for residential use Business plan/Viability appraisal - Required for applications proposing new rural dwellings in the countryside; expansion of existing businesses in the countryside; and farm diversification proposals”
18	Noise / Vibration Assessment	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate.	Noted.
19	Open Space Assessment (new provision and protection of existing)	This criterion needs to be more specific about the policy requirements for open space and in what instances provision of public open space is required	Policies SC/7 and SC/8 set out in detail what is required and when. No changes proposed.
20	Parking Provision (Car and cycle)	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate. Parking provision will not necessarily be required for all development.	Noted. Noted and no changes proposed as text explains that proposals that do not include parking provision/reduced parking provision can be supported by justification.
21	Planning obligations – draft heads of terms ¹	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate.	Noted. Requirement will be applied flexibly rather than a separate best practice list being produced.
22	Planning Statement	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate. Requirements are not clear enough with respect to application to different categories of development.	Noted. Not agreed. No changes proposed.
23	Retail Statement	The Council should ensure that this is consistent with the criteria set out in the NPPF and NPPG	The requirement is consistent with policy E22. Policy E/23 specifically covers retailing in the countryside and is not subject to the same requirements.

¹ This is not a requirement for validation but is considered to be best practice and will help to speed up the planning decision process

	Validation requirement	Representations Received	Officer response
			Suggest reference to policy E/23 can be deleted. Otherwise No change
24	Statement of Community Engagement	A minimum threshold of 10 dwellings is far too low for such a requirement. This is disproportionate and unreasonable, particularly when the Council should be focussing on delivering housing. We suggest a minimum threshold of 50 houses, or where local circumstances warrant it	<p>Other than development for more than 2 turbines or where the hub height of any turbine exceeds 15 metres, neither the NPPF or NPPG are specific about the thresholds for pre-application engagement.</p> <p>The adopted GCSP SCI 2019 encourages community engagement “particularly where development is likely to have significant impacts on local communities or where the site is particularly sensitive”.</p> <p>The suggestion that a minimum threshold of 50 houses, or where local circumstances warrant it be adopted is considered somewhat arbitrary as a validation requirement.</p> <p>Suggest that the stated criterion is retained, especially as it does not specifically require engagement to have been undertaken, but rather a statement of what has been undertaken.</p> <p>Don't agree that should only be a best practice requirement -needs to be retained.</p>
25	Surface Water Drainage Strategy	It is not reasonable or proportionate that a Surface Water Drainage Strategy is required for all scales of development. It is not considered that 'minor' development' would usually result in a significant adverse impact on surface water drainage. Likewise, the layout of many outline applications is not fixed which may mean that such a strategy is difficult to produce and, in any case, would be meaningless until the layout of the development had been fixed. We suggest that the threshold is amended to require such a strategy only for 'major' development, development of 1 hectare or more ² , where there is an acknowledged pre-existing drainage issue or where the orientation or topography of the site warrants such a strategy. For all other minor development, we consider that such a strategy could be suitably dealt with through a planning	<p>SCDC policies do not stipulate that any particular level of information is required to support a planning application.</p> <p>The “strategy” for householder applications is for the means of and changes to surface water drainage to be shown on the plans and for further details to be provided as necessary for other types of application. This is considered to be both proportionate and reasonable.</p> <p>No changes are therefore required.</p>

	Validation requirement	Representations Received	Officer response
		<p>condition – which is the approach that most Councils (including SCDC) currently apply.</p> <p>Infiltration testing requirements conflict with other guidance that suggest that this can be conditioned.</p> <p>Drainage proforma should be provided as a separate document on the website.</p>	<p>If a development is being proposed for infiltration testing then details should be provided at application stage to avoid the need for planning conditions.</p> <p>Agreed.</p>
26	Sustainability Statement and Sustainability Checklist	<p>The stated threshold is far too low and be at least 50 houses. The Council should focus on delivering houses and should not concern itself with such detail at the validation stage for smaller developments or where the application is in outline. It would be appropriate to apply such matters as a planning condition.</p> <p>If the information isn't integrated into the Design and Access Statement but still provided , it should be accepted.</p> <p>The Sustainability Checklist should be saved separately to the SPD on the website.</p>	<p>Policy CC/1 states quite clearly that “Applicants must submit a Sustainability Statement ... The level of information provided in the Sustainability Statement should be proportionate to the scale and nature of the proposed development.”</p> <p>Thus, with smaller proposals only a brief Statement may be necessary to confirm the extent of any impact on climate change.</p> <p>No changes proposed.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p>
	Telecommunications development (supplementary information)	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate.	Noted.
	Transport Assessment or Statement	<p>This policy needs to state the difference between a Transport Statement and Assessment and specify in what instances one is required. This should correspond with any thresholds that the County Council apply in such instances It is not reasonable to state that the applicant should agree the exact scale of development with the County Council. The only way that this could be done is by a paid-for pre-application enquiry to the County Council. Whilst this may be appropriate for larger-scale developments, the district Council should not defer to a third party on this matter – It is passing the buck</p> <p>Requirements are not defined clearly enough.</p>	<p>Policy TI/2 states that a Transport Assessment (TA) will be required for the specific criteria as listed and also defines what is meant by “significant transport implications”. All other developments will be required to submit a Transport Statement. This distinction can usefully be made.</p> <p>There can be no justification for a TA only being submitted by way of a condition.</p> <p>However, not all developments will give rise to increased travel demands and thus the need for a Transport Statement serves no purpose.</p> <p>Suggest:</p> <p>A Transport Assessment is required for;</p>

	Validation requirement	Representations Received	Officer response
			<ul style="list-style-type: none"> • Residential Developments at or above 20 dwellings or 0.5 hectares • Other developments at or above 1000m² or 1 hectare • Where developments have significant transport implications <p>A Transport Statement will be required for all other developments <u>where an increase in travel demands is likely.</u></p>
28	Traffic Management Plan	It is not reasonable to provide this for all non-householder applications. This is highly disproportionate. Such a Plan should be provided at validation for larger-scale development or where it is warranted. It could easily be applied as a condition or informative to a planning permission. The Council needs to focus on delivering dwellings and the best way of doing that, in this instance is to provide a far more pragmatic and less burdensome approach to its validation requirements.	<p>While a condition can and usually is applied to many developments, research has shown that the number of applications to discharge conditions for traffic management plans are considerable and often initially refused causing unnecessary delay for developers (as well as increased workloads for officers). It is more efficient for all concerned if this information is provided with the application.</p> <p>No change proposed.</p>
	Travel Plan	<p>The three criteria appear to contradict themselves in that they specify two specific thresholds and then state that a Plan would be required where the development would have significant transport implications. Are these “or” or “and” criteria? We would suggest that only the third criterion is relevant as a Travel Plan should only be required where there are significant transport impacts. The first two criteria are entirely arbitrary and should not be necessary if indeed, the proposed development will have such significant impacts.</p> <p>Requirement for travel plan is vague and should be more clearly defined. Some uses could have quantified thresholds.</p> <p>Low Emission Strategy Statement -requirement is unclear/unjustified.</p>	<p>Policy TI/2 states that a Travel Plan (TP) will be required for the specific criteria as listed and also defines what is meant by “significant transport implications”.</p> <p>The key issue is whether there is sufficient justification for a TP to be required upfront and not imposed simply as a condition.</p> <p>Given that a TP is a means by which to explore the transport impacts of a proposal and how they will be addressed, and because the criteria are clearly defined, the proposed requirement appears to be proportionate and reasonable.</p> <p>No changes proposed in relation to requirements.</p>

	Validation requirement	Representations Received	Officer response
			Don't agree that requirement for Low Emission Strategy Statement is unclear. Linked to Transport Assessment. Further advice can be obtained at pre-application stage.
30	Tree survey / arboricultural implications	The stated thresholds are consistent with the NPPF and NPPG and appear to be reasonable and proportionate.	Noted.
31	Waste Design Guide Toolkit	The stated minimum criterion is disproportionate and could easily be secured by planning condition. Such a requirement would not be relevant for outline planning applications. The Council needs to focus on delivering housing and such matters can easily be dealt with through a planning condition – They are not needed to validate a planning application	No alternative minimum provision has been suggested. So long as the details required are proportionate to the level of development proposed, the requirement is considered reasonable. No change proposed.

Consultation Responses referenced in this Schedule

E-Mail dated 05/02/20 from Hugo Prime and Co

E-Mail dated 11/02/2021 from Cheffins

Letter dated 17/02/20 from Turleys

Letter dated 17/02/20 from Savills

Letter dated 17/02/20 from Cambridge Past Present and Future

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Agenda Item 14



REPORT TO: Planning Committee

14 July 2021

LEAD OFFICER: Joint Director of Planning and Economic Development

Enforcement Report

Executive Summary

1. On 25 June 2021 there were 216 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

Should Members wish for specific updates to be added to the Enforcement Report then please request these from the Principal Planning Enforcement Officer and they will be added to the next available Planning Committee.

On a further note, if members would like further information to be submitted as part of this report moving forward then please contact the Principal Planning Enforcement Officer

Updates are as follows:

Croudace Homes Ltd Site, Land off Horseheath Road, Linton.

The developer has failed to discharge the surface water drainage condition prior to commencement of the development and the latest application to discharge the condition has been refused. A Temporary Stop Notice was served on the site on 24/02/21 and all work had stopped for 28 days.

Planners are in continual discussions with the developer to rectify the issues. The outcomes of the Enforcement visits have been forwarded to the relevant planners and senior management. The site has been monitored and regular visits will continue to be carried out.

Discussions between Planning Officers and the developers to be held on Friday 2nd July and verbal update to be provided to Planning Committee.

Burwash Manor Farm

Without planning permission, the erection of children's play equipment within land designated as Green Belt. A retrospective planning application, reference S/3494/18/FL had been

refused. The size, scale and height of the development is contrary to paragraph 144 of the National Planning Policy Framework (NPPF) 2019. The enforcement notice issued requires the owners to cease the use of the play equipment specifically the adventure tower and remove the play equipment from the land. The compliance period is one (1) month from the date it takes effect on the 21 May 2019 – A Planning Appeal has been submitted to the Inspectorate on the 20th May 2019 – Appeal allowed; Enforcement Notice quashed. Replacement notice to be drafted and served. Enforcement Notice served on 9th July 2020. Compliance visit to be carried out after 7th October. Late Appeal rejected by PIN's. Stephen Kelly in talks with owner to re-site playground on suitable land. Site visited by Enforcement and Environmental Health Officers 16th December. No agreement reached consideration to be given to prosecution for failing to comply with the enforcement notice.

Partial compliance with notice following joint site visit with Environmental Health confirms that the Hobbit House has been removed but the associated wooden chairs remain along with the main playground structures. The playground has been closed over the past year but harm is still being caused by people sitting in the area where the hobbit house was.

The case officer John Shuttlewood has drafted the prosecution file and once complete will be reviewed by Legal.

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.

Appeals resulted,

Appeal A, allowed on ground (f), the appellant now has three options, (i) Demolish completely, (ii) Demolish to brick plinth level and rebuild as S/2126/18/FL or (iii) Remove exterior render finish and replace with brick tiles to match existing and construct roof as approval S/2126/18/FL.

Appeal B, planning permission should be allowed for development as built, dismissed.

Compliance date 30th December 2020.

Site visit carried out on 18/01/21, 25/02/21 and 12/04/21 and the notice has not been complied with.

A further application under reference 20/01408/HFUL has been submitted and agreement with Area Manager that all Enforcement action will be held in abeyance pending the outcome of the application.

Whitehall Farmhouse, 29 Ermine Way, Arrington, Royston, Cambridgeshire, SG8 0AG

The reported breach of planning control was that without planning permission the erection extension of an existing building (Building 1) and storage containers to the rear including hardstanding.

The developer had instructed a planning agent to submit applications in an attempt to regularise the breaches, but none has been submitted to date. The case was re allocated to an officer, who has since left the Local Authority, but no application has still been submitted.

It has now been reallocated to Alistair Funge, Senior Planning Enforcement Officer for a full review and a verbal report will be provided at Planning Committee.

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:

Will Holloway - Principal Enforcement Officer

Date: 25/06/21

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Enforcement Cases Received and Closed

Month – 2021	Received	Closed
May 2021	24	65
April 2021	47	99
1 st Qtr. 2021	118	91
1 st Qtr. 2020	123	84
2 nd Qtr 2020	101	60
3 rd Qtr 2020	135	33
4 th Qtr 2020	114	103
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
2021 - YTD	189	255
2020 - YTD	473	190
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 in May 2021

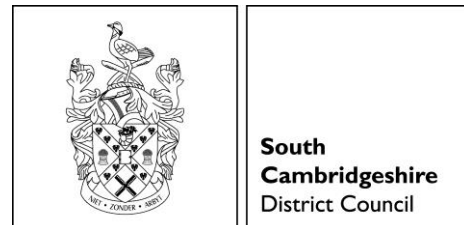
Type of Notice	Period	Calendar Year to date
	May 2021	2021
Enforcement	3	1
Stop Notice	0	0
Temporary Stop Notice	0	2
Breach of Condition	0	0
S215 – Amenity Notice	0	0
Planning Contravention Notice	0	2
Injunctions	0	0
High Hedge Remedial Notice	0	0

2. Details of Notices served in May 2021

Ref. no.	Village	Address	Notice issued
EN/00280/21	Grantchester	The Rupert Brooke Public House, 2-4 Broadway, Grantchester, Cambridge, Cambridgeshire, CB3 9NQ	Enforcement Notice - The construction of a wall around a raised patio area
EN/00194/21	Great Wilbraham	35 Frog End Great Wilbraham Cambridge Cambridgeshire CB21 5JB	Enforcement Notice - The construction of a front extension and raising of the roof to accommodate a loft conversion.
EN/00108/21	Willingham	Dogrose Barn 6A Green Street Willingham Cambridgeshire CB24 5JA	Enforcement Notice - Without planning permission: - (i) Construction of extensions. (ii) Alterations to roof. (iii) Construction of an annexe building.

Date: 25/06/21

Agenda Item 15



Report to: Planning Committee

14 July 2021

Lead Officer: Joint Director of Planning and Economic Development

Appeals against Planning Decisions and Enforcement Action

Executive Summary

1. This report informs Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as of 24 June 2021. Summaries of recent decisions of importance are also reported, for information.

Appendices

Appendix 1: Decisions Notified by the Secretary of State

Appendix 2: Appeals received

Appendix 3: Local Inquiry and Informal Hearing dates scheduled

Report Author:

Ian Papworth
Telephone Number:

Technical Support Officer (Appeals)
01954 713406

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Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
20/02088/HFUL	Evergreens, Annexe, Newmarket Road Stow Cum Quy	Extension and associated works	Dismissed	14/05/2021	Refused
20/01587/FUL	15A High Street Willingham	Erection of 2 No. detached 1.5 storey dwellings along with new access arrangements onto High Street and associated works on land to the rear of 15A High Street, Willingham	Dismissed	14/05/2021	Refused
20/02881/FUL	84 Duxford Road Whittlesford	Demolition of existing factory premises and the construction of 7 No. dwellings and associated infrastructure, including access, parking, landscaping and ancillary work (Re-submission of S/0029/19/FL)	Allowed	21/05/2021	Refused
S/3696/19/FL	Former Stables Building Station Yard High Street Meldreth	Change of use and external alterations to form dwelling	Allowed	26/05/2021	Refused
20/04410/HFUL	Fieldside Fowlmere	Proposed two storey side and single rear extensions and additional half first floor, with first floor rear box dormer and secondary site	Dismissed	11/06/2021	Refused

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Appeals Received

Reference	Address	Details	Date Appeal lodged
20/02565/HFUL	The White Horse, 3 High Street West Wickham	Erection of new dwelling	11/05/2021
20/04582/CLUED	Hill Trees, Babraham Road Great Shelford	Application for a certificate of Lawfulness under Section 191 for an existing use of land for car sales and repair.	12/05/2021
21/00735/CLUED	Heathfield House, Hurdles Way Thriplow	Certificate of lawfulness under S191 for existing installation of air conditioning units and intake/extraction flues on existing building	13/05/2021
S/0022/20/FL	Hill Trees, Babraham Road Great Shelford	Change of use from public house car park to parking for car sales	19/05/2021
20/05296/FUL	Worsted Lodge, London Road Old A11 Babraham	Barn conversion and new two bay garage	21/05/2021
21/00812/HFUL	12 The Common West Wrattling	Single storey rear extension	01/06/2021
21/00690/HFUL	67 Whitecroft Road Meldreth	Single storey extension and raising of roof ridge height for the addition of bedrooms within roof shape	01/06/2021
20/05079/FUL	17 Heydon Road Great Chishill	Erection of one and a half storey dwelling	09/06/2021

Appendix 2

21/00160/HFUL	35 Frog End Great Wilbraham	Retrospective application for a front extension and raising of the roof to accommodate a loft conversion	11/06/2021
S/3847/19/FL	The Rupert Brooke Public House, 2 Broadway Grantchester	Retrospective alteration of parking layout construction of new garden and terrace area and installation of new sign post resubmission of S/1705/19/FL	21/06/2021

Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- **Local Inquiries**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
NIL	NIL	NIL	NIL	NIL

- **Informal Hearings**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/3873/17/OL	Mr A Ashley	Land at Mill Lane, Sawston	Planning Decision	TBC
S/1625/18/OL	Mr A Ashley	Land at Mill Lane, Sawston	Planning Decision	TBC
S/0913/19/VC	Mr J Hart	Apple Acre Park, London Road, Fowlmere	Non determination	TBC
S/4057/19/OL	Mr Andrew Adams, Axis Land Partnerships Ltd	Tanner And Hall Ltd Station Road Harston	Planning Decision	TBC
20/03254/OUT	Mr Andy Brand, The Abbey Group (Cambridgeshire) Limited	Land At And To The Rear Of 30 & 32 New Road	Non Determination	TBC
EN/00108/21	Mr Richard Rose, RCG Construction Limited	Dogrose Barn, 6A Green Street Willingham	Enforcement	TBC

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