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Tuesday 01 February 2022

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** on **Wednesday, 9 February 2022** at **10.00 a.m.**. **A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally at least 24 hours before the meeting.**

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

Yours faithfully
Liz Watts
Chief Executive

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

Agenda

Pages

1. **Chair's announcements**
2. **Apologies**
To receive apologies for absence from committee members.

3. Declarations of Interest

1. Disclosable pecuniary interests (“DPI”)

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

2. Non-disclosable pecuniary interests

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

3. Non-pecuniary interests

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

4. Minutes of Previous Meeting

To authorise the Chairman to sign the Minutes of the meeting held on Wednesday 8 December 2021 as a correct record. Minutes document to follow.

- | | | |
|----|---|------------------|
| 5. | 21/02265/FUL - Land East Of Highfields Road, Highfields Caldecote Construction of 74 dwellings together with associated infrastructure, open space and landscaping | 1 - 70 |
| 6. | 21/03039/FUL - Bancroft Farm, Church Lane, Little Abington Demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office | 71 - 118 |
| 7. | 20/03765/S106A - The Former Cement Works And Quarry, Haslingfield Road, Barrington Modification of planning obligations contained in a Section 106 Agreement dated 27 October 2016 pursuant to outline planning permission S/2365/14/OL Appendix 2 to follow | 119 - 134 |
| 8. | Enforcement Report | 135 - 142 |
| 9. | Appeals against Planning Decisions and Enforcement Action | 143 - 154 |

Exclusion of Press and Public

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

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

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

Notes

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

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Agenda Item 5

**Report to:**

South Cambridgeshire District
Council Planning Committee

09 February 2022

Lead Officer:

Joint Director of Planning and Economic Development

21/02265/FUL – Land East Of Highfields Road, Highfields Caldecote, Caldecote

Proposal: Construction of 74 dwellings together with associated infrastructure, open space and landscaping

Applicant: Linden (Highfields Caldecote) LLP

Key material considerations:

- Principle of Development
- Housing Provision
- Character / Visual Amenity
- Landscaping
- Biodiversity
- Trees
- Flood Risk and Drainage
- Highway Safety, Management of Roads and Parking
- Residential Amenity
- Heritage Impact
- Renewables / Climate Change
- Open Space Provision
- Contamination
- Developer Contributions
- Other matters

Date of Member site visit: None

Is it a Departure Application: Yes (advertised 26 May 2021)

Decision due by: 16 February 2022 (extension of time agreed)

Application brought to Committee because: Significant departure from the development plan, being a major residential development outside of Caldecote Development Framework Boundary. Officer recommendation is contrary to Caldecote Parish Council's recommendation of refusal.

Officer Recommendation: Approval

Presenting Officer: Michael Sexton

Executive Summary

1. Outline planning permission was allowed at appeal on 05 July 2017 for the development of up to 140 residential dwellings and associated works, with all matters reserved apart from access, under planning reference S/2510/15/OL. At the time of the appeal decision the Council was unable to demonstrate a five year housing land supply.
2. Reserved matters permission for phase 1 of the scheme (66 dwellings) was issued on 14 November 2019 and the development is currently under construction.
3. The time limit for the submission of a reserved matters application for phase 2 of the development on the southern parcel of the site expired in July 2019, as set out by condition 2 of the outline consent and Section 73 consent.
4. The application site subject to this full planning application is effectively what would have been the phase 2 development of the 2017 outline permission had a reserved matters application been submitted within the relevant timeframe.
5. The Council is currently able to demonstrate a five year housing land supply, but the 2017 appeal decision is a material consideration.
6. The site is located outside of the development framework boundary of Caldecote, abutting the framework on its western and southern boundaries.
7. The proposal would be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary. However, officers consider there to be limited conflict with Policy S/7 in terms of countryside encroachment given development would read as an infill development with existing development to the north, west and south of the site.
8. The provision of 74 dwellings to a Group Village, which sets an indicative maximum scheme size of 8 dwellings or in exception about 15 dwellings on a brownfield site, would conflict with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.
9. However, the 2017 appeal decision is a material consideration that previously concluded the conflict with the Council's settlement strategy at the time is limited and that the proposal would represent a sustainable form of development. There have been no significant changes to the services and facilities available to serve the development.
10. The proposed development would provide a further 30 affordable units (40%) that would contribute to an identified local need, a 10% net gain in biodiversity through an off-site contribution to Lower Valley Farm, while financial contributions towards the improvement of existing village facilities, green

infrastructure, education and libraries are to be secured through a Section 106 Agreement.

11. Officers acknowledge that the three storey apartment building would generate a degree of conflict with Guidance Note 6.1 of the Caldecote Village Design Guide SPD which sets out typically the scale of the village is 1.5 or 2 storeys. However, the conflict must be weighed against the fact that a near identical apartment building forms part of the consented development to the north and therefore cannot be said to be entirely out of keeping with the character of the area. The proposal is generally responsive to the Village Design Guide SPD in all other respects.
12. The proposal clearly represents a significant departure from the development plan and has been advertised as such. Given the conclusions of the Planning Inspector in 2017, officers consider that the proposal is finely balanced and drawing the conclusion that the proposal would represent an unsustainable form of development challenging. Nonetheless, the development is contrary to the Council's settlement strategy as a matter of principle.
13. Very limited other harm has been identified that would weigh against the proposal, while the use of planning conditions can secure appropriate detailing and technical information such that the proposal would accord with Local Plan policies in all other regards.
14. Therefore, taking into account the 2017 appeal decision, on balance, the application is recommended for approval.

Relevant planning history

15. 21/02795/S73 – Variation of condition 18 (scheme for a shared use footway/cycleway along the western side of Highfields Road) and 20 (scheme for the design and materials to be used for access and public rights of way) of planning permission S/3777/19/VC (Variation of condition 23 (water drainage scheme) of planning permission S/2510/15/OL for Outline planning permission for up to 140 residential dwellings (including up to 40% affordable housing) removal of existing temporary agricultural structures and debris introduction of structural planting and landscaping informal public open space and children's play area community orchard and allotments surface water flood mitigation and attenuation vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access) – pending.
16. 21/01334/S73 – S73 application to vary condition 1 (Approved Plans) of permission S/4619/18/RM (Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2510/15/OL for phase 1 (66 dwellings) of the residential development with associated infrastructure) to allow alterations to the approved landscaping scheme – pending.

17. S/2510/15/CONDB – Submission of details required by condition 20 (Design and materials to be used for access and public rights of way) of outline planning permission S/2510/15/OL – Withdrawn (30 June 2021).
18. S/2510/15/CONDA – Submission of details required by condition 27 (Travel Plan) of planning permission S/2510/15/OL – Deemed Discharge (26 May 2021).
19. S/3660/19/DC – Discharge of conditions 13 (Fire hydrants), 14 (Artificial lighting scheme), 22 (Foul water drainage) and 23 (Surface water drainage) pursuant to planning appeal APP/W0530/W/16/3149854 (S/2510/15/OL) – Approved (21 July 2020).
20. S/3777/19/VC – Variation of condition 23 (water drainage scheme) of planning permission S/2510/15/OL for Outline planning permission for up to 140 residential dwellings (including up to 40% affordable housing) removal of existing temporary agricultural structures and debris introduction of structural planting and landscaping informal public open space and children's play area community orchard and allotments surface water flood mitigation and attenuation vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access – Approved (21 July 2020).
21. S/4074/19/DC – Discharge of conditions 2 (External materials), 4 (Landscape and Ecological Management plan (LEMP)) and 9 (Scheme to retain and improve the hedgerow) pursuant to planning permission S/4619/18/RM – Approved (25 March 2020).
22. S/3338/19/DC – Discharge of conditions 5 (Arboricultural method statement), 6 (Hard and Soft landscaping), 15 (Car Parking and secure bike storage), 19 (Upgrade bus stops) of planning permission S/2510/15/OL – Approved (19 March 2020).
23. S/4836/18/DC – Discharge conditions 17 (electric vehicle charging infrastructure strategy and implementation plan), 21 (renewable energy), 24 (archaeological investigation) , 25 (construction method statement) of appeal decision APP/W/0530/W/16/3149854 for Outline planning permission for up to 140 residential dwellings, (including up to 40% affordable housing), removal of existing temporary agricultural structures and debris, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access – Approved (18 March 2020).
24. S/4388/19/DC – Discharge of conditions 8 (Ecology enhancement) and 10 (Badger Set) pursuant to planning appeal APP/W0530/W/16/3149854 (S/2510/15/OL) – Approved (12 March 2020).

25. S/4437/19/DC – Discharge of condition 20 (Scheme for the design and materials to be used for access and public rights of way) pursuant to outline planning permission S/2510/15/OL – Refused (13 February 2020).
26. S/0292/19/PO – Modification of planning obligations contained in a unilateral undertaking dated 23 March 2017 – Approved (03 December 2019).
27. S/3347/19/DC – Discharge of conditions 8 (Habitat and Species Mitigation) and 10 (Badger Mitigation Strategy) of planning permission S/2510/15/OL – Refused (27 November 2019).
28. S/4619/18/RM – Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2510/15/OL for phase 1 (66 dwellings) of the residential development with associated infrastructure – Approved (14 November 2019).
29. S/1216/16/OL – Outline planning permission for up to 140 residential dwellings at land east of Highfields Road, Highfields Caldecote (including up to 40% affordable housing), removal of existing temporary agricultural structures and debris, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access – Refused (04 August 2016).
30. S/2510/15/OL – Outline planning permission for up to 140 residential dwellings, (including up to 40% affordable housing), removal of existing temporary agricultural structures and debris, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access – Appeal Allowed (05 July 2017).

Planning policies

National Guidance

31. National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2019

South Cambridgeshire Local Plan 2018

32. S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes

S/6 – The Development Strategy to 2021
 S/7 – Development Frameworks
 S/10 – Group Villages
 CC/1 – Mitigation and Adaption to Climate Change
 CC/3 – Renewable and Low Carbon Energy in New Developments
 CC/4 – Water Efficiency
 CC/6 – Construction Methods
 CC/7 – Water Quality
 CC/8 – Sustainable Drainage Systems
 CC/9 – Managing Flood Risk
 HQ/1 – Design Principles
 HQ/2 – Public Art and New Development
 NH/2 – Protecting and Enhancing Landscape Character
 NH/3 – Protecting Agricultural Land
 NH/4 – Biodiversity
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 SC/2 – Health Impact Assessment
 SC/4 – Meeting Community Needs
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 SC/9 – Lighting Proposals
 SC/10 – Noise Pollution
 SC/11 – Contaminated Land
 SC/12 – Air Quality
 TI/2 – Planning for Sustainable Travel
 TI/3 – Parking Provision
 TI/8 – Infrastructure and New Developments
 TI/10 – Broadband

South Cambridgeshire Supplementary Planning Documents (SPD):

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

Other Guidance

34. Greater Cambridge Housing Strategy 2019 – 2023

Consultation

35. **Caldecote Parish Council** – Objection.

January 2021

Local Plan. The site is outside the village development framework, and is not listed as an exception site. It should not be developed.

VDS - Caldecote Village Design Guide SPD (Jan 2020)

The developers have not consulted with the Parish Council on the VDS, its detail, or its intent.

Flood - increased flood risk

A major VDS priority (Section 3) is to provide flood alleviation, this plan doesn't. The site almost continuously has large areas of standing water. It is known locally as Linden Lakes.

The calculations for the current drainage strategy plan show that in a 1 in 100 year event, 45% of drainage nodes are at flood risk. The adjacent Phase1 site has already flooded, allowing water to flow across Highfields Road to nearby houses. This proposal appears to similarly increase flood risk.

The proposed ditch along the southern boundary is so close to the existing Clare Drive/Damms Pastures ditch that there is a risk of breakthrough/overflow between the ditches, allowing runoff to flow into the village system, instead of into the SUDS

Site Boundaries - don't provide adequate landscape buffer of protect existing hedges

VDS stresses throughout the importance of established hedges. Quote: 8.4

- Reflecting the green boundaries traditionally used at plot boundaries, new development next to existing plots should provide a landscape buffer to them, made up of ditches and/or hedges, thereby providing an attractive and biodiverse buffer between plots.

The hedgerows surrounding this site were specifically discussed during the VDS consultation, and identified as hedges providing value to the village, that should be kept.

The proposals protect trees along the boundaries with Highfields Road and Clare Drive/Damms Pastures, but instead of protecting other elements of the hedgerows, they state that (Arboricultural Impact Assessment 3.7.3)

- "... hedgerow will need to be removed where stems exist within the development boundary, to allow for the construction of the drainage ditch around the site's perimeter; all stems originating outside of the boundary will be retained to maintain an element of screening."

The plans show a landscape buffer which is almost entirely ditch, and also partly road

However, the VDS also states that (VDS Quote 8.3)

- “Flood attenuation measures should be additional to, and not the same as” amenities

Scale – the block of flats is out of scale with the character of the village

VDS Quote 6.1

VDS stresses throughout the importance of established hedges. Quote: 8.4

- New development should reflect the characteristic height and scale of the village – typically 1.5 or 2 storeys.

The block of flats (Block C) at the focus of the lower entrance road is 3 storeys high, plus a high gabled roof, giving the appearance of 4 storeys in height. This is completely out of scale with the village of “predominantly low-slung dwellings, often lower than surrounding trees and shrubs” (VDS 6) as listed throughout the VDS.

Transport - location is not sustainable.

Caldecote is known as a village that is ‘hard to serve’ by public transport. No buses pass through the village. The nearest bus stop is over 800m away from the centre of the site, and is scheduled to be moved further away (more than 1200m) with the Bourn Airfield development.

Consultation

We can find no record of Linden having consulted with us, or any resident, on this proposal

November 2021

Recommend for refusal.

Based on flood risk assessment

Please ensure that CPC is kept informed of developments.

No decision notice of approval until this has been resolved.

Planning drainage for Phase 1 still not complete and adhered to.

Phase 2 further development will be to the detriment to Phase 1.

Concerns that run offs will affect Highfields Road.

A full copy of the comments received from Caldecote Parish Council on 05 November is available in Appendix 1

October 2021

It was resolved to object to the application on the grounds of overdevelopment and overcrowding of the site, the location outside the village development framework and the inappropriate nature of the development for a semi-rural location. If officers are inclined to support the application, the Parish Council requests that it be sent to the Planning Committee for a decision. It was further resolved that the issues identified in Mr Claridge’s report (attached) be noted in the comments from the Parish Council. Proposed JB, seconded JL. Cllr T Hawkins abstained from the vote.

A full copy of the comments received from Caldecote Parish Council on 11 October is available in Appendix 2

July 2021

No objection

June 2021

The proposal represents over development of the site
Unsuitable for a semi-rural location
Outside the development area
Local road network already up to capacity.

36. **Affordable Housing** – Support.

Request that the floorspace is maximised in the proposed units, to ensure that the maximum occupancy is achieved, i.e., that instead of 2 bed 3-person occupancy that 2 bed 4-person occupancy is allowed. Following the introduction of the welfare reform legislation in 2016, underoccupancy of dwellings is penalised, therefore in accordance with the council's allocation policies, a family with 2 children will be allocated a 2 Bedroom property, however due to the restrictive floor space in a 2 bed (3 person) property this does not allow sufficient space to allow more than 1 child to be accommodated in the 2nd bedroom.

37. **Air Quality Officer** – No objection.

Recommend conditions relating to EV charging points and emission ratings (boilers and combined heat and power system).

38. **Anglian Water** – No objection.

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

Recommend a condition requiring a foul water drainage scheme.

39. **Cambridgeshire County Council** – No objection, planning obligations sought

- a) Early Years Education: £227,843 towards new early years places in Caldecote
- b) Libraries: £4,777.50 towards the expansion and enhancement of library facilities in Caldecote
- c) Monitoring Fee: £150

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

Recommend adequate provision for fire hydrants be made by way of condition of Section 106.

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

Recommend conditions requiring the investigation and recording of contamination and remediation objectives, a remediation method statement, a verification report and the identification of additional or unexpected contamination.

42. **Definitive Maps Officer** – Objection.

Refers to the requirements of condition 20 of outline consent S/2501/15/OL and provision of a bridleway. As a result, it is not considered that the proposal can be delivered in compliance with the existing condition.

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

Supportive of the design but offers some suggested improvements to the layout and boundary treatment to increase natural surveillance and requests a copy of a lighting plan and the design of the residential cycle stores.

44. **Development Officer (Health Specialist)** – No objection.

45. **Ecology Officer** – No objection.

The on-site biodiversity net gain calculation shows a loss of 14.21 habitat units (-61.88%), but with the off-site biodiversity net gain contribution of 16.52 habitat units at the Lower Valley Farm Habitat Bank in Fulbourn, the total change will be a biodiversity net gain of 10%. This includes the net gain contribution of retained and newly created hedgerows on-site of 0.6 units (+9.57%).

Recommend conditions to secure works in accordance with the Ecological Impact Assessment, the submission of a biodiversity enhancement layout, Construction Ecological Management Plan, Landscape and Ecological Management Plan and a lighting design strategy for biodiversity.

46. **Environment Agency** – No objection.

47. **Environmental Health Officer** – No objection.

Recommend a condition requiring a Demolition and Construction Environmental Management Plan and informatives for air source heat pumps, minimising disturbance to neighbouring residents and statutory noise nuisance.

48. **Historic Environment Team (County Archaeology)** – No objection.

49. **Landscape Officer** – Some concerns, offers further areas of improvement

Concern on provision of overly large parking court.

Planting Proposals: acceptable other than use of Photinia as a hedging plant on perimeter plots.

Planting Specification: support paragraph 1.17 (relieving compaction), areas should be free draining.

Tree Planting: do not support use of square tree stakes due to risk, recommend use of watering gators.

Hard Landscape: insufficient information, to be conditioned.

Boundary Treatments: details requested as well as submitted plan, details of walls and piers to be confirmed, close boarded fencing to have hedgehog highways, to be conditioned.

Bin/Cycle Store: details of cycle racks to be fitted within store, to be conditioned.

Headwalls to Swales: headwall detailing to be improved to a more pleasant design.

Pedestrian Links: pedestrian links to outside red line are unclear.

Conditions: most remaining issues can be dealt with through condition, recommended condition relating to hard and soft landscaping details to include surface materials, planting plans, boundary treatments and landscape maintenance and management.

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

Recommend conditions requiring a detailed surface water drainage scheme for the site, measures to prevent additional surface water run-off during construction, long-term maintenance arrangements for the surface water drainage system along with an informative relating to pollution control.

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

Recommend conditions requiring details of the future management and maintenance of streets, provision of pedestrian visibility splays, driveway falls and levels, driveway material, a traffic management plan and an informative relating to works to or within the public highway.

52. **Minerals and Waste Team (County Council)** – No objection.

Recommend a condition requiring a site waste management plan.

53. **National Highway** – No objection.

54. **Natural England** – No comments to offer (standing advice).

55. **Section 106 Officer** – No objection, planning obligations sought.

In respect of this application, planning obligations are sought for:

- a) Public Open Space
 - i. Formal sports being an offsite contribution of £81,087.60 towards resurfacing the car park and/or extension to Caldecote Sports Pavilion.
 - ii. Informal children's play space in the form of onsite open space.
 - iii. Informal open space in the form of onsite open space.
 - iv. Allotment and community orchard being an offsite contribution of £7,400 towards the provision of either additional allotment space in Caldecote or to assist with the delivery of the Caldecote Peace Garden initiative
- b) Indoor Community Space being an offsite contribution of £36,814.01 towards the extension of Caldecote Village Hall
- c) Green Infrastructure being an offsite contribution of £14,800 towards improvements to and/or extension of Hardwick Wood
- d) Indoor Sports being an offsite contribution of £30,535 towards indoor sports hall improvements and £34,020 towards swimming pools
- e) Monitoring Fees being a contribution of £500.

56. **Sport England** – No comments to offer.

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

Recommend conditions requiring a detailed surface water drainage scheme for the site, long-term maintenance arrangements for the surface water drainage system, a scheme for foul water drainage works and awarded watercourse.

58. **Sustainability Officer** – No objection

Recommend conditions securing the submitted renewable/low carbon technologies as set out in the submitted Energy Statement and water efficiency.

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

Recommend a condition requiring the submission of a travel plan.

60. **Tree Officer** – No objection.

Recommend conditions that the approved tree protection methodology will be implemented throughout the development and requirement for replacement trees if any shown to be retained are removed.

61. **Urban Design Officer** – Some concerns, offers further areas of improvement.

Layout

No objection to perimeter block layout, two to five bedroom detached and semi-detached houses confirm to what is typical for housing forms in Caldecote.

Large rear court is a concern. Boundary treatments where revised to brick walls replacing fencing is welcomed. Plots 102-104 seem disconnected from the scheme and could be better integrated. Welcome revisions to apartment block C, bay window to Plots 72 and 104, first floor window at Plot 1222 and other boundary treatment changes to areas adjacent public realm. Number of visitor parking spaces seems excessive.

Size and Scale

No objection to design rationale of having a 3-storey apartment building in key location to address the main access and open space. Would not object to these occasional taller (2.5 storey) dwellings sited in key positions to help orientate and contribute to sense of place. Observe the taller buildings would be a departure from chapter 6 of the Caldecote village design guide, however it's observed the taller buildings will be located within the confines of the development rather than adjacent Highfields Road and well separated by landscaping; therefore, would not change overall visual character of the village.

Density

74 dwellings yield a housing density of 28.46 dwellings per hectare.

Residential Amenity

Disappointing front elevations to some plots only 2-2.3m from the front of plot parking spaces. Welcomed that lengths of parking for several plots has been reduced to 10m, however, others could be suitably reduced too. First floor bedroom in side elevation of Plot 125 only 15.5m from rear elevation of Plot 126 which is below recommended standards. Communal amenity space for apartment block C is welcomed. House types meet residential space standards (policy H/12).

Appearance

General appearance and materials supported, although not clear which of the 4 different brick types will be applied to all the units. Officers recommend a buff (instead of red) is considered for Plot 74. Disappointing that uPVC is a material proposed for window frames, officers would welcome a more sustainable material.

Connectivity

No concerns raised.

62. **Waste Projects Officer** – No objection.

Seek confirmation tracking has been done using largest vehicles, queries tracking into a cul de sac, collection points for some plots and whether small side roads will be built to adoptable standards suitable for a 32 tonne vehicle.

Representations from members of the public

63. 15 representations from 4 residents/properties have been received raising objection to the proposed development. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

Biodiversity / Landscape

- Any lighting should be in accordance with the Institution of Lighting Professionals and Bat Conservation Trust's Guidance Note 08/18 Bats and artificial lighting in the UK (2018).
- Existing vegetation separating Clare Drive/Damms Pastures dwellings from the proposed site should be maintained and thickened with native species (applicant not entitled to remove the hedge line).
- Need confirmation on how screening along southern boundary is to be maintained during development.
Several established mature trees on boundary with existing properties that should not be removed or otherwise impacted by these development works.
- The current southern boundary plans do not constitute a landscape buffer or retain sufficient green boundary to satisfy the Caldecote VDS.
- The hedgerow is a wildlife corridor including for local badgers, it is important their habitat does not suffer by reason of the development.

Character / Design

- Block of flats are not appropriate to a village setting, an aging population would benefit from single storey bungalows.
- Concern on boundary location and treatment between site and Damms Pastures.
- If estate roads are a continuous route that could give rise to anti-social driving patterns, would be preferable to break the circuit.
- Use of red brick is not in keeping.
- Village Design Statement appears to have been ignored.

Drainage / Flooding

- Balancing pond is almost full and there is water and mud on parts of the site before construction of further houses which will significantly increase run off by covering more land with buildings and hard surfaces – reinforced requirement for continued long term drainage maintenance.
- Concern over the data within the supporting drainage strategy and its validity.
- Drainage ditch should be further from southern boundary; hedge and ditch layout does not confirm with the village design statement.
- High probability of water crossing over from new drainage ditch into the Clare Drive ditch, allowing water to flow back into the Highfields Road ditch, increasing the risk of flooding further down.
- Increased risk of flooding.
- Poor drainage/sewage is not sufficient here.
- Unclear as to where the new drainage ditch will lie relative to the southern boundary.

- Urgent electronic meeting requested with the planning officer and the LLFA to consider and discuss drainage issues.

Highway Safety & Parking

- Road is not suitable for a greater volume of traffic.

Residential Amenity

- Loss of privacy.

Sustainability / Principle

- Insufficient infrastructure.
- Greenfield site outside village framework and should not be developed.
- Too many dwellings, Caldecote is a Group Village.
- Outline consent for the site has expired and the conditions of the original consent no longer existing (proposal must be considered afresh).
- Previous land supply shortfall has been overcome so there is an up-to-date development plan.
- Nearest bus stop more than 870 metres away, in excess of the 800 metre recommended distance.
- Of the village facilities listed in the inspector's report, only the primary school is within 800m of the site.
- Allowing this development would give rise to precedents for developments going against the Local Plan

Other Matters

- Any street lighting to the rear of Clare Drive/Damms Pastures properties should be minimal to avoid light pollution.
- Inconsistencies between landscape and drainage plans (including reference to 2015 outline application).
- Object to the inconsistencies and lack of clarity in the plans for the clearance and treatment and ownership of southern boundary.
- Pumps currently installed to drain water will require continued fuel/power and maintenance.
- Request conditions for a timetable for all drainage construction before development commences, all phase 1 drainage documents to be completed before phase 2 construction starts, final drainage ditch boundary details, no vegetation clearance before the position of the boundary has been confirmed, specification of phase 2 street lighting, houses along hedgerow boundaries should have covenants prohibiting high power security lighting.
- The Clare Drive/Damms Pastures boundary is not wholly owned by Linden.
- The land to the western edge of the site by plots 67 and 78 belongs to existing resident and is not public realm as asserted by the Build Environment Team's submission dated 16/06/21.

The site and its surroundings

- 64. The site is located outside of the development framework boundary of Caldecote and in the countryside, comprising approximately 2.6 hectares of relatively flat agricultural land on the east side of Highfields Caldecote towards the northern edge of the village. The site abuts the development framework boundary on its western and southern boundaries.
- 65. The site abuts Highfields Road on its western boundary, with residential properties opposite. The southern boundary of the site abuts existing residential properties on Clare Drive and Damms Pastures. The northern boundary abuts a consented development of 66 residential dwellings that is currently under construction. The eastern boundary of the site abuts the open countryside.
- 66. A public right of way runs north-south to the east of the site, approximately 310 metres from the eastern boundary of the site.
- 67. The site lies within flood zone 1 (low risk).

The proposal

- 68. This application seeks full planning permission for the construction of 74 dwellings together with associated infrastructure, open space and landscaping

Planning Assessment

- 69. The key issues to consider in the determination of this application are the principle of development, housing provision, character / visual amenity, landscaping, biodiversity, trees, flood risk and drainage, highway safety, management of roads and parking, residential amenity, heritage impact, renewables / climate change, open space provision, contamination, developer contributions and other matters.

Relevant Planning History

- 70. Outline planning permission was allowed at appeal on 05 July 2017 for the development of up to 140 residential dwellings and associated works, with all matters reserved apart from access, under planning reference S/2510/15/OL. Two legal agreements dated 23 March 2017 are attached to the outline consent, one specific to Affordable Housing and one to Other Contributions.
- 71. At the time the appeal decision was made in 2017, the Council's current Local Plan was at Examination and the Council was unable to demonstrate a five year housing land supply, as required by the National Planning Policy Framework. As such the tilted balance was engaged for the determination of the appeal.
- 72. Although the outline proposal generated policy conflict, the Inspector concluded in paragraph 47 of the report (in part):

Taking all matters into account, the adverse impacts of the proposed development fall short of outweighing the benefits, assessed against the policies of the NPPF taken as a whole. The proposal would represent sustainable development in South Cambridgeshire which should be granted planning permission.

73. Reserved matters permission S/4619/18/RM for phase 1 of the scheme (66 dwellings), which related to the northern parcel of the outline site, was issued on 14 November 2019 and the development is currently under construction.
74. The time limit for the submission of a reserved matters application for phase 2 of the development on the southern parcel of the site expired in July 2019, as set out by condition 2 of the outline consent and Section 73 consent.
75. As a consequence of the time limit for the submission of a reserved matters application for phase 2 having expired, only 66 of the possible 140 dwellings are to be developed under the original outline planning permission.
76. The application site subject to this full planning application is effectively what would have been the phase 2 development of the 2017 outline permission had a reserved matters application been submitted within the relevant timeframe.
77. The 2017 appeal decision is a material consideration. The Planning history for the site demonstrates that the site has previously been considered by the Planning Inspectorate to be a suitable location for development and the principle of residential development has previously been accepted.

Principle of Development

Five Year Housing Land Supply

78. The Council is currently able to demonstrate a five year housing land supply, as required by the National Planning Policy Framework.
79. The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2021) sets out that together, as Greater Cambridge the two planning authorities (South Cambridgeshire and Cambridge City) can demonstrate a five year housing land supply. The trajectory sets out that Councils jointly have 6.1 years of housing land supply for the 2021-2026 five year period.
80. The Council's five year land supply position was recently examined at appeal following a non-determination appeal and appeal hearing against planning application 20/03254/OUT for the development of 44 residential units on New Road, Over. Although the appeal was allowed on 14 January 2022 the Inspector found that the Council was able to demonstrate a five year land supply, concluding that although a total of 978 dwellings should be excluded from the Council's five year supply, using a 5% buffer and the adopted Local Plans housing requirement of 33,500 dwellings, the Council's housing land supply for 2021-2026 was 5.6 years.

81. Therefore, unlike the 2015 outline application associated to the Highfields Road site, the tilted balance is not engaged and the adopted Local Plan policies are up to date and carry full weight.

Development Framework Boundary

82. The site is located outside of the development framework boundary of Caldecote, abutting the framework on its western and southern boundaries.
83. Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
84. The supporting text to Policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.
85. Caldecote does not have a Neighbourhood Plan and there are no other policies within the Local Plan that would support the principle of the proposed development in its countryside location.
86. The proposal would therefore be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary.
87. However, consideration must be given to the extent of the proposals conflict with Policy S/7 in terms of encroachment into the countryside and the sustainability of the location.
88. The application site abuts the development framework boundary on its western and southern boundaries, beyond which is extensive existing residential development. The northern boundary of the site abuts an area of countryside that benefits from planning permission for the erection of 66 dwellings, a development that is currently under construction. Therefore, only the eastern boundary of the site is directly adjacent to the countryside.
89. The application site could therefore be interpreted as an infill development within the context of existing development within the village, including that which is currently under construction. In such regard the extent of encroachment and harm to the countryside is reduced and in turn the degree of conflict with Policy S/7 lessened.
90. Recent appeal decisions have demonstrated the acceptability of residential developments outside of development framework boundaries in instances where such development would not represent significant countryside encroachment.

91. Planning application S/4744/18/FL for the erection of 21 dwellings on Bannold Road, Waterbeach, refused by the Council's Planning Committee in March 2020 on the grounds of conflict with Policy S/7 in terms of sustainability and countryside encroachment (first reason for refusal), was allowed at appeal in February 2021. Although outside of the development framework boundary, the site was bound to the west, north and east by existing residential development outside of the framework boundary and residential development to the south, within the framework boundary.

92. The Inspector's report sets out in paragraph 7 (in part):

Furthermore, the development would occupy a gap in between a large area of housing that exists close to Bannold Road and just outside the Waterbeach development framework. As a result, the appeal site has more affinity with the suburban form that surrounds it. Therefore, in principle, housing on this site would be in keeping with the area's prevailing character and would not encroach into rural and open countryside.

93. The Inspector's report concludes in paragraph 37:

There would be a clear contextual and visual synergy between the appeal proposal and the urbanised surroundings such that the development would not encroach into the open countryside. The proposal would be a design of high quality which would not harm the character and appearance of the area. Moreover, the housing scheme would be in an accessible location, close to services and facilities. Consequently, I afford conflict with Policy S/7 limited weight as the character and beauty of the countryside would not be harmed, and the design and appearance of the development would be compliant with Policy HQ/1 of the Local Plan.

94. Planning application S/0971/18/OL for the erection of nine dwellings on Whitecroft Road, Meldreth, refused by the Council's Planning Committee in July 2018 on the grounds of conflict with Policy S/7 in terms of gradual encroachment into designated countryside, was allowed at appeal in May 2019. Although outside of the development framework boundary, the site was bound to the west, north and east by existing residential development within the framework boundary.

95. The Inspector's report sets out in paragraph 9:

However, although it lies outside the defined settlement boundary of the village, the appeal site abuts residential development on all but its south-eastern boundary where there appears to be an agricultural/commercial use associated with a farm shop and orchard business and includes a large storage building. It is therefore largely enclosed by existing development.

96. The Inspector's report concludes in paragraph 34 (in part):

The proposal would conflict with the development plan insofar as the site is not allocated for housing and is outside the village boundary. However, it is in an accessible location, suitably related physically and functionally to the village...

97. These appeal decisions are comparable to the proposed development in terms of conflict with Policy S/7 and countryside encroachment.
98. In this regard, the application proposes to provide residential development which would infill an existing gap in the extent of built development at the eastern edge of Highfields Caldecote, at a location where the principle of residential development has previously been accepted.
99. Officers therefore consider there to be limited conflict with Policy S/7 in terms of countryside encroachment.

Settlement Strategy

100. Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure (criterion e).
101. Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical to new housing in the district, with a descending order of preference given to the edge of Cambridge, new settlements and only limited development in the rural area.
102. Policy S/6(4) sets out that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.
103. Caldecote is identified as a Group Village under Policy S/10 of the Local Plan, which states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages. Development may exceptionally consist of up to about 15 dwellings where this would make best use of a single brownfield site.
104. The supporting text to Policy S/10 details that Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.

105. Whilst the proposal lies outside of the development framework boundary, officers acknowledge that the proposal of 74 dwellings significantly exceeds the limit set out for development at Group Villages (i.e., within the framework). It is also noted that the level of development exceeds that attributed to a Minor Rural Centre, which sets a limit of 30 dwellings.
106. The proposal therefore conflicts with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.
107. The Council's Services and Facilities Study (March 2014) sets out that Caldecote has a primary school, village store (food store), village hall/community centre and other services including a social club, children's pre-school, petrol station, mobile library and recreation ground. There is no secondary school, general practitioner or post office with limited opportunities for employment.
108. In terms of public transport, the Study sets out the no.2 service providing 1 bus in the morning and one bus in the evening to and from Cambridge Monday to Friday. However, it does not appear that the reported service is currently in operation.
109. The Citi 4 bus service, which offers bus service every 30-minutes between Cambourne and Cambridge, runs along St Neots Road at the northern edge of the village with the nearest stop being Childerley, Highfields Road, approximately 820 metres from the entrance to the site.
110. Although no weight can be afforded to the Greater Cambridge Local Plan – First Proposals given its early stage of development, officers note that the Development Strategy Topic Paper which sets out the Council's proposed revised settlement hierarchy, retains Caldecote as a Group Village.
111. Appendix 5 (village services and facilities including food stores) does not indicate that the services and facilities as referenced in the 2014 Study have changed in any significant manner.
112. Officers also note that the application site has been identified as a proposed allocation for approximately 64 homes in the Greater Cambridge Local Plan – First Proposals under policy reference S/RRA/H (Land at Highfields (phase 2), Caldecote). Again, no weight can be afforded to the allocation at this time.
113. Officers therefore conclude that has a reasonable but limited range of services and facilities, placing a potential need for residents to travel outside of the village by car for shopping and employment, although the increased emphasis and ability to work from home and shopping deliveries is acknowledged.
114. However, in considering the outline application S/2510/15/OL at appeal in 2017, the Inspector would have considered the same issue, albeit the Council was unable to demonstrate a five year housing land supply at the time. In terms of

the range of services and facilities available the position has not changed significantly since that time.

115. The Inspector's report sets out in paragraphs 14 to 24 the availability of shops and facilities, transport and accessibility, education, employment and medical services. In summary those paragraphs highlight:

- the need for residents to travel to Cambourne or Cambridge for most shopping needs (paragraph 15)
- that most future residents would need to use the car for main shopping trips and commuting, although the degree of policy conflict limited by bus services and the opportunity to use an upgraded cycleway to the main road and shop (paragraph 20)
- education provision is a common situation in rural areas (paragraph 21)
- few employment opportunities in the village but the great majority are in Cambridge and its surroundings and in Cambourne, ability for home working, bus service to Cambridge and Cambourne which provides a realistic choice for commuters (paragraph 22)
- other medical practices are accessible by car within a reasonable distance, but the lack of access to medical facilities within the immediate community diminishes the sustainability of the proposed location because of its importance in maintaining the health of local people (paragraph 23)
- conclude that although bus services are slightly better than many other rural locations, the development conflicts with the sequential development sustainability criteria set out in CS Policy ST/6 and DPD Policies DP/7, DP/1a and 1b.

116. Officers therefore consider that, as a matter of course, the development of 74 dwellings in Caldecote as a Group Village would be contrary to the Council's housing strategy and Policies S/2(e), S/6, S/7 and S/10 of the Local Plan.

117. However, weight is given to the fact that the principle of residential development has previously been accepted, albeit at a time when the Council could not demonstrate a five year housing supply and the tilted balance applied, with the Inspector finding the development of 140 dwelling to represent sustainable development.

118. The Inspector's report concludes in paragraph 47 that:

The proposal does not comply with CS policy ST/6 or with DPD policies DP/7 and DP1/1a, but the weight to be attached to the conflict with these policies is reduced because of the ongoing shortfall. The second limb of paragraph 14 of the NPPF applies. Taking all matters into account, the adverse impacts of the proposed development fall short of outweighing the benefits, assessed against the policies of the NPPF taken as a whole. The

proposal would represent sustainable development in South Cambridgeshire which should be granted planning permission.

119. Having due regard to the recent planning history to the site, which is materially relevant to the determination of the current application, it becomes difficult to conclude that the proposal would not represent sustainable development given previous conclusions and the fact that the services and facilities available have not changed significantly
120. Nonetheless, the proposal would conflict with the Council's housing strategy and Policies S/2(e), S/6, S/7 and S/10 of the Local Plan.

Conclusion

121. Being a major residential development for 74 outside of the development framework boundary of a Group Village, the proposal would conflict with the Council's housing strategy and Policies S/2(e), S/6, S/7 and S/10 of the Local Plan.
122. However, the degree of conflict with Policy S/7 is lessened in terms of countryside encroachment by virtue of the site representing an infill development within the context of the existing and consented built form of development.
123. The site, and quantum of development, has been previously considered to represent a sustainable form of development, albeit at a time when the Council could not demonstrate a five year housing land supply.
124. The recent planning history is a material consideration and therefore, having been found to represent a suitable form of development previously, given that the range of services and facilities available has not changed significantly the degree of conflict with the Council's housing strategy is lessened.
125. The proposal would be contrary to Policies S/2(e), S/6, S/7 and S/10 as a matter of principle, but there are material considerations that suggest the conflict is limited and that the proposal would represent a sustainable form of development, the purpose of the planning system being to contribute to the achievement of sustainable development (NPPF paragraph 7).

Housing Provision

126. The application seeks full planning permission for the erection of 74 residential dwellings comprising 44 market units and 30 affordable units.

Housing Density

127. Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Group Villages but that the net density on a site may vary from where justified by the character of the

locality, the scale of the development, or other local circumstances.

- 128. The site measures approximately 2.6 hectares in area. The provision of 74 dwellings on the site would equate to a density of approximately 28.4 dwellings per hectare.
- 129. The density of development is only slightly lower than the average requirement of 30 dwellings per hectare. However, sites edge of village location and the character of the local area the density is considered acceptable in this instance.
- 130. The proposal would accord with Policy H/8 of the Local Plan.

Market Housing Mix

- 131. Policy H/9 of the Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities.
- 132. Policy H/9(1) requires market homes in developments of 10 homes or more to provide a mix of at least 30% 1- or 2-bedroom homes, at least 30% 3-bedroom homes and at least 30% 4 or more bedroom homes with a 10% flexibility allowance that can be added to any of those categories taking account of local circumstances.
- 133. The application proposes the erection of 44 market homes and would provide a mix of 13 x 2-bed homes, 13 x 3-bed homes and 18 x 4 or more bed homes, equating to a market mix of 30% 1 or 2-bed homes, 30% 3-bed homes and 40% 4 or more bed homes.
- 134. The market mix would therefore accord with Policy H/9(1).
- 135. Policy H/9(2) sets out that section 1 of the policy is subject to the mix of affordable homes (except starter homes) being determined by local housing needs and on all sites of 20 or more dwellings developers supplying dwelling plots for sale to self and custom builders.
- 136. The mix of affordable housing is considered in detail below, but the Council's Housing Team are supportive of the proposal.
- 137. In terms of self and custom build plots, the policy does not set criteria for how many self or custom build units are to be provided within a development.
- 138. Following discussions between officers and the developer, Plots 124 and 125 have been identified as custom-build units. This provision would equate to approximately 5% of the market mix. This provision would accord with the standards that are being set by other local authorities in the country and indeed by South Cambridgeshire District Council.

139. As an example, as part of planning permission S/3729/18/FL for the erection of 158 dwelling on Babraham Road, Sawston (housing allocation H/1(b)), four of the 95 market dwelling plots were agreed to be custom built units, approximately 5% of the market provision.
140. The custom build plots proposed as part of the application will be secured in the Section 106 agreement and the appropriate marketing of the plots will be undertaken in accordance with the agreed details.
141. The proposal would therefore accord with Policy H/9(2).
142. Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number.
143. All affordable units have been identified as M4(2) units while four market plots would be compliant, namely Plots 78, 90, 113 and 114 (501 Detached Type B).
144. The proposal would therefore exceed the requirements of Policy H/9(4).
145. Overall, the proposal would accord with Policy H/9 of the Local Plan.

Affordable Housing

146. Policy H/10 of the Local Plan states that all developments of 11 dwellings or more will provide affordable housing (a) to provide that 40% of the homes on site will be affordable, (b) to address evidence of housing need; an agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission and (c) in small groups or clusters distributed through the site
147. The application proposes the development of 30 affordable properties (40%) in the form of 7 x 1-bedroom apartments, 6 x 2-bed apartments, 2 x 2-bed houses and 8 x 3-bed houses for affordable rented and 7 x 3-bed houses for shared ownership, creating a tenure split of 70/30 in favour of affordable rent.
148. The Council's Affordable Housing Team has confirmed their support for the mix, tenure and layout of affordable housing proposed.
149. The Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy sets out that for medium mixed tenure residential developments of 30 to 200 units, there should be maximum clusters of 15 units (including blocks of flats), which should not abut each other and be dispersed appropriately across the whole development. The Policy also notes that ground floor flats should have their own entrances, if possible, as they are likely to be allocated to older or disabled residents or families with children.
150. The layout of the site creates four separate groups of affordable units dispersed within the site:

- Plots 67 to 71: a group of 5 affordable units comprising a pair of semi-detached and one terrace of three shared ownership houses.
 - Plots 79 to 87: an apartment block comprising 9 affordable rented apartments.
 - Plots 94 to 101: a group of 8 affordable units comprising a pair of semi-detached shared ownership houses, a maisonette and two pairs of semi-detached rented houses.
 - Plots 130 to 137: a group of 8 affordable units comprising a maisonette and three pairs of semi-detached affordable rented houses.
151. Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site, including the mix of tenures, is appropriate.
152. Officers consider the provision of affordable housing to be acceptable and to accord with Policy H/10 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023.

Residential Space Standards

153. Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.
154. All 74 properties within the development would meet or exceed residential space standards.
155. The proposal would accord with Policy H/12 of the Local Plan.

Character / Visual Amenity

Layout

156. The proposed layout of the site inevitably draws on the 2017 outline appeal and the consented development to the north of the site as it was to form phase 2 of that development. The layout reflects the structure of the outline approval and the parameters set out in the design code.
157. The layout comprises three areas of outward facing perimeter blocks that have sought to ensure attractive vistas in key locations and active frontages within the development. The fenestration detailing of several buildings within the site has been enhanced to provide a greater degree of visual interest alongside increasing passive surveillance across the site.
158. Car parking has generally been arranged between dwellings to reduce its prominence in street scene views and integrate parking within the development. Where larger areas of parking are provided these are provided in rear courtyard arrangements views of these areas are largely obscured by the residential units

themselves, mitigating the potential for larger parking areas to become overly dominant.

159. Two green linear public open spaces provide corridors between the development blocks, with the central open space adding permeability and ease of movement through the site connecting to the central green space to the north of the site within the consented development, an area that contains the large formal play space. These areas also provide green lungs between the built forms of development and contribute to the rural character of the area. Private garden areas provide areas of landscaping between properties and ensures that the dwellings themselves are reasonably well separated and afford a good level of private amenity to each unit.
160. Notable areas of soft landscaping have been incorporated on the edges of the development, particularly on the eastern edge of the site which abuts the countryside, which is considered to represent a positive design response to the surroundings of the site. Soft landscaping and tree planting has also been integrated within the development providing green frontages to the proposed residential properties.
161. As detailed above, the distribution of affordable housing within the layout of the site is considered acceptable and to integrate the market and affordable units in an appropriate manner.
162. Chapter 6 of the Caldecote Village Design Guide deals with integrating new development into the village.
163. Guidance note 6.4 details that new development should reflect the distinctive pattern of Highfields where off-street parking and generous front gardens mean that cars do not dominate the appearance of roads and building frontages.
164. The front gardens of the proposed properties are relatively small, although soft landscaping has been incorporated to provide a rural character to the development. The general arrangement is not directly comparable to the existing properties along Highfields Road which benefit from much more generous front gardens. However, it is notable that the six properties sited closest to Highfields Road (Plots 67 to 72) are sited away from the public highway and served by a private road from within the site. This arrangement is considered to represent a positive design response to the general character of properties to the west of the site which are set back from the public highway such that the proposed Plots nearest to Highfields Road would respond to the general character of the street scene.
165. As noted above, parking has been integrated into the development in a manner that does not dominate the appearance of roads and building frontage, an arrangement that is a positive response to the Village Design Guide.
166. The application has been subject to formal consultation with the Council's Urban Design Officer who is generally supportive of the proposed layout.

167. Overall, collectively the design elements as detailed above are considered to contribute towards a positive design and layout response to the provisions of the outline consent and the character of the area and would accord with Policy HQ/1 of the Local Plan and be responsive to the Caldecote Village Design Guide.

Scale

168. The scale of existing development comprises a range of single storey, one and a half storey and two storey residential properties. The existing dwellings immediately to the west of the site are commonly one and a half storey dwellings. Typically, the properties are detached properties.
169. The consented development to the north of the site comprises a prevailing two storey scale with a mix of detached, semi-detached and terraced properties. Notably the development also contains a three storey apartment block relatively centrally within the site.
170. The application proposes a residential development comprising a predominantly two storey scale of development formed from detached, semi-detached and terraced properties. Street scene views shows that the scale of development is directly comparable to that of the consented development to the north and generally responsive to the existing scale of development in the wider area.
171. The development also comprises a three storey apartment building, again located relatively centrally within the site and away from Highfields Road.
172. Guidance note of the Village Design Guide details that new development should reflect the characteristic height and scale of the village – typically 1.5 or 2 storeys. This is particularly important where adjacent to existing dwellings, roads and paths where taller buildings would change the distinctive visual character of the village.
173. The development would accord with the guidance note 6.1 apart from the apartment block, which would conflict with the recommended scale of development. However, the three storey building is directly comparable to the consented three storey building to the north of the site and therefore officers do not consider that the scale of the proposed apartment building would warrant a refusal of the application.
174. Furthermore, the apartment building is set away from Highfields Road and is central in the site. As a result the apartment building would not be evident in wider views from outside of the site but would be evident from views within the site.
175. It is important to note that the matter of scale extends beyond a simple consideration of height, it also includes the width and length of each building proposed within the development in relation to its surroundings. The dwellings and apartment building within the site incorporate variations in width and length

across the house and apartment types, which are responsive to the context of the site and wider character of the village and considered acceptable.

176. The application has been subject to formal consultation with the Council's Urban Design Officer who raises no objection to the proposed scale of development.
177. Overall, the proposed scale of development is considered to be acceptable and compatible with its surroundings, in general accordance with Policy HQ/1 of the Local Plan and the guidance of the Caldecote Village Design Guide.
178. Officers acknowledge that there may be a degree of conflict with the Village Design Guide arising from the height of the central apartment building, in particular guidance notes 6.1. However, the conflict must be weighed against the fact that a near identical apartment building forms part of the consented development to the north and therefore cannot be said to be entirely out of keeping with the character of the area or result in sufficient harm to the visual amenity of the area to warrant a refusal of the application in isolation.

Appearance

179. The development comprises a range of building types with varying architectural detailing and external finish that add variety and interest to the proposed development.
180. As set out in the Design and Access Statement the 74 dwellings proposed are a continuation of that approved in phase 1 development to the north which was built on from the design code and the outline application. The properties are of a traditional building form with contemporary details and elevational treatments and have a common theme of detail running through the site. The material specification and architectural detail is simply applied with a care not to over-complicate the designs or attempt to create a visual village extension.
181. The proposed houses, apartment block and garages are all constructed from two brick colours in two tones and textures. The roofs are a mix of brown and grey tiles. The windows will be grey UPVC.
182. Officers note that the affordable properties within the site are to benefit from the same quality of materials and architectural characteristics of the market housing, further integrating these units within the site.
183. Guidance note 6.5 of the Village Design Guide sets out that timber or brick are characteristic external materials in the village, render should be avoided. The proposed development is considered to respond to the Village Design Guide in this regard.
184. Officers consider it reasonable and necessary to impose a condition requiring the submission of materials prior to development above slab level, notwithstanding the approved plans. This would ensure that the appearance of the development is satisfactory and compatible with its surroundings.

185. The application has been subject to formal consultation with the Council's Urban Design Officer who is supportive of the proposed appearance of the development.
186. The overall appearance and detailing of the proposed development is considered acceptable and to include a variety of interest within the development, which draws on the context the sites rural location. Officers consider that the materials palette and architectural detailing includes variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness, although a condition is recommended to sure appropriate finish.
187. Overall, the proposed appearance of the development is considered accord with Policy HQ/1 of the Local Plan, and to be responsive to the guidance of the Caldecote Village Design Guide.

Landscaping

188. The application is supported by a Landscape and Visual Impact Assessment (July 2020), a Landscape Design Statement Input (July 2020), a Soft Landscape Specification document (July 2020) and a range of landscape plans including a Landscape Masterplan.
189. The Assessment a methodology and appraisal of development on the site, indicating that in terms of visual amenity, proposed development is only visible from locations that are in proximity to the site, including along the site boundary, although it does acknowledge views from the public right of way to the east of the site. The Assessment has influenced the layout of the site, indicating that in terms of landscape mitigation retaining existing boundary vegetation along the eastern and western boundaries, incorporating species found within the local landscape to enhance biodiversity, the use of materials to reflect the surrounding context and the inclusion of tree planting through the development to break up the hardscape all contribute positively to the development.
190. The landscape masterplan shows areas of existing trees and vegetation to be retained (and protected during construction) and how structural street planting has been incorporated into the layout along with wildflower planting to open spaces and perimeter landscaping. Notably the layout incorporates two green corridors of open space that enhance the rural qualities of the scheme as well as providing a function in enhancing permeability through the site, connecting to the central green space and formal of area play that abuts the northern boundary of the site.
191. The landscape approach is considered to respond positively to several aspects of the Caldecote Village Design Guide.
192. Chapter 6 of the Village Design Guide deals with integrating new development into the village. Guidance note 6.3 seeks that new residential developments should integrate with the original Highfields development pattern wherever

possible, including green edging to highways in front of houses and mature planting. The landscape scheme for the site has incorporated green edges and mature planting in to the development.

193. Chapter 9 of the Village Design Guide deals with village edges. Guidance note 9.5 seeks that green buffers should be an area of woodland or planted landscape in its own right rather than relying on rear gardens of Highfields to achieve landscape separation. The eastern and south-eastern boundaries of the site which abut the countryside provide a dedicated area of soft landscaping, responding positively the countryside edge. Guidance note 9.6 sets out that valued views, including those set out on figure 26 of the Village Design Guide, should be preserved. The layout and landscape arrangements provide no conflict with the identified views.
194. The application has been subject to formal consultation with the Council's Landscape Officer who, although highlights areas of potential improvement, raises no objection to the proposed development in landscape terms, subject to conditions.
195. Overall officers have no objection the landscape approach to the site and consider that the layout is appropriate and response to the character of the area and how in particular it relates to the consented development to the north.
196. As noted in the Landscape Officer's comments, further detail is required on some aspects of the scheme, noting the lack of hard landscaping detail, to ensure the quality of the landscaping is fully compatible with location and integrates the development with its surroundings. However, such details can be secured by condition.
197. Officers therefore consider it reasonable and necessary to impose conditions requiring a detailed scheme of hard and soft landscaping and boundary treatments, noting that separate tree and biodiversity conditions will also contribute positively to the final scheme. A landscape compliance condition is also recommended.
198. Subject to the recommended conditions, officers consider that the proposal would accord with Policies HQ/1 and NH/4 of the Local Plan and the guidance of the Caldecote Village Design Guide.

Biodiversity

199. Chapter 15 of the NPPF deals with conserving and enhancing the natural environment.
200. Paragraph 174 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

201. Paragraph 180 of the NPPF states that when determining planning application local planning authorities should apply four principles, including development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
202. At a local level, Policy NH/4 South Cambridgeshire deals with biodiversity and states that development proposals new development must aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Measures may include creating, enhancing and managing wildlife habitats and networks, and natural landscape. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation. Priority for habitat creation should be given to sites which assist in the achievement of targets in the Biodiversity Action Plans (BAPs) and aid delivery of the Cambridgeshire Green Infrastructure Strategy.
203. Officers also acknowledge that the Council adopted a Doubling Nature strategy on 03 February 2021 which sets out the Council's approach to achieving an aim first agreed by the Full Council in July 2019 and will see it working with communities, partners and businesses to protect and enhance the district's natural capital, as well as taking action on its own estate.
204. The application is supported by an Ecological Impact Assessment (September 2021), a Statutory Designated Sites Assessment (October 2021), a Biodiversity Improvement Plan (January 2022) and a Biodiversity Improvement Plan Addendum (January 2022).
205. The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection subject to conditions and legal agreement for off-site biodiversity contributions.
206. The Assessment has identified roosting, commuting, and foraging bats, badgers, reptiles, breeding birds, and great crested newts may provide constraints to works. Officers agree with the analysis and do not require any further survey or information regarding protected species as part of the application.
207. The Assessment concludes that through implementing the recommended mitigation, it is considered that all significant negative impacts from the proposed development upon protected and notable habitats and species would be mitigated in line with relevant wildlife legislation and national planning policy (MFHLG, 2019), and local planning policy related to biodiversity.
208. Appendix 12 of the Assessment sets out an ecological enhancement plan that includes the provision of 15 bat boxes, 15 bird boxes and 7 insect boxes within the proposed layout along with the integration of hedgehog friendly fencing.

209. In terms of biodiversity net gain the Department for Environment, Food and Rural Affairs (DEFRA) Biodiversity Net Gain Metric 3.0 was used as a tool to provide a quantitative assessment of the biodiversity value of the site both pre and post development. A full set of the results is available in Appendix 3 of the Biodiversity Improvement Plan (January 2022 document).
210. The Biodiversity Improvement Plan Addendum sets out that the results suggest that there will be a loss of 14.21 habitat units which is a 61.88% loss on site. The enhancement retained hedgerows and new hedge planting around the site provides a net gain of 0.6 units (+9.57%). Therefore, to achieve an overall net gain, offsite solutions are required.
211. The developer and Council officers have engaged in extensive discussions on an appropriate off-site solution to ensure an overall biodiversity net gain is achieved as part of the development, with officers seeking to secure at least a 10% gain which the developer has worked towards.
212. The Addendum confirms that to provide a 10% net gain, 16.52 biodiversity units are required. Lower Valley Farm can 'provide' these units at a cost of £20,000 per unit, i.e., a total contribution of £330,400. The cost allows for habitat creation and accounts for all costs associated with infrastructure, physical creation, ongoing long-term management, and monitoring. To offset the habitat loss at the site and provide a net gain for biodiversity, 16.52 habitat credits comprising calcareous grassland and 'moderate to good quality' scrub will be created at Lower Valley Farm, at a ratio of 98.2% grassland / 1.8% scrub. The ratio of habitats mimic those on site and will be of a higher biodiversity value than those lost, as per biodiversity net gain principles.
213. Ongoing management and monitoring will be delivered by Bidwells. This includes a 30-year management plan (which has been submitted to South Cambridgeshire council at an earlier date) to achieve target condition of habitats, which will be secured by legal agreement.
214. The Council's Ecology Officer is satisfied that contribution to Lower Valley Farm is acceptable, commenting that there will be no 'trading down' issue as the off-site habitat, comprising calcareous grassland and scrub, mimic those on-site and will be of a higher quality than those lost to development.
215. The information provided, which can be secured by legal agreement, demonstrates that a 10% biodiversity net gain will be achieved through a financial contribution to the habitat bank at Lower Valley Farm, Fulbourn.
216. To ensure appropriate detailing is secured, the Council's Ecology Officer has recommended five conditions be imposed as part of any consent.
217. The first would secure all ecological measures and/or works in accordance with the details contained in the Ecological Impact Assessment.
218. The second would require the provision of a biodiversity enhancement layout, providing the finalised details and locations of on site enhancement measures

contained in the Ecological Impact Assessment prior to development above slab level.

- 219. Two further conditions would secure the submission of a Construction Ecological Management Plan and a Landscape and Ecological Management Plan prior to the commencement of development while a fifth would require the submission of a lighting design strategy for biodiversity.
- 220. Officers consider the conditions to be reasonable and necessary and are to be imposed as part of any consent.
- 221. Subject to the recommended conditions and legal agreement, the proposal would accord with Policy NH/4 of the Local Plan and relevant national guidance.

Trees

- 222. The application is supported by an Arboricultural Impact Assessment and Method Statement (July 2020).
- 223. The Assessment sets out that the remnants of a delipidated hedgerow will need to be removed where stems exist within the development boundary, to allow for the construction of the drainage ditch around the site's perimeter with all stems originating outside of the boundary will be retained to maintain an element of screening.
- 224. Sections of some tree groups will require pruning back and/or selective removal from within the group, as illustrated on the submitted Tree Protection Plan. The Assessment notes that all trees proposed for removal are in the two lower categories and as such are not of a quality that should present any constraint to development on the site. Trees to be retained will be protected to relevant standards.
- 225. The application has been subject to formal consultation with the Council's Trees Officer who raises no objection subject to condition.
- 226. In consultation with the Council's Trees Officer, officers consider it reasonable and necessary to impose a condition requiring the tree protection methodology to be implemented to ensure appropriate protection of retained trees.
- 227. Subject to the recommended condition, which would work alongside conditions for boundary treatments and landscaping details as noted above, the proposal would accord with Policy NH/4 of the Local Plan.

Flood Risk and Drainage

- 228. The application site is in Flood Zone 1 and is therefore considered as having low probability of flooding.

229. Chapter 8 of the Caldecote Village Design Guide deals with drainage and ditches and identified that flooding is a key issue in Caldecote, particularly at Highfields where land surrounding the village is clay and slopes towards the village.
230. The Village Design Guide provides five key guidance notes on the matter (8.1 to 8.5). The character of the village's ditch network should be maintained, and flood alleviation systems should be visually appealing green infrastructure. Ditches should be sited wherever possible to break up the scale of larger development and provide green routes and sight-lines. Flood attenuation measures should be additional to and not the same as public amenity such that the amenity space remains usable and should provide an attractive and biodiverse buffer between plots. Development with existing drainage ditches on site should allow for refurbishment to reinforce and restore the distinctive character of the village and improve the flow of water.
231. The application is supported by an array of drainage documents, some of which have been submitted following objection from local residents and technical consultees. The supporting documents include a Drainage Strategy & SuDS Report (November 2020), a Drainage Strategy Plan (December 2021), Western Boundary Cut Off Ditch Details (December 2021), Headwall Details (September 2021) and Surface Water Calculations (November 2021).
232. The application has been subject to formal consultation with Anglian Water, the Environment Agency, the Lead Local Flood Authority and the Council's Sustainable Drainage Engineers. Following the submission of amended and additional information, no objection is raised by any of the technical consultees, subject to condition.
233. Officers acknowledge the concerns have raised by Caldecote Parish Council and local residents in respect of drainage, several of which have been addressed over the course of the application as further details have been submitted.
234. The information submitted demonstrates that surface water from the proposed development can be managed through the use of permeable paving across the private and shared access and parking areas. The development will connect into the wider approved drainage strategy associated with the 2017 outline decision, with water being attenuated within a basin to the south east, before a controlled discharge into the adjacent watercourse network at the approved rates of 7.7 l/s for the 1 year, with an overflow permitting a maximum outfall of 31.4 l/s for the 100-year storm including an allowance for climate change. A ditch is proposed on the southern boundary of the development adjacent to Clare Drive, which is designed to capture any overland flows in the event of exceedance and is connected to the wider approved overflow ditch network.
235. The information provided is not considered to conflict with the guidance of the Village Design Guide. The surface water scheme will appear as part of the green infrastructure and in part a buffer to the site, incorporating the use of

ditches separate to public amenity space while improving the flow of surface water and adding to the biodiversity value of the site.

236. To ensure the development provides a suitable drainage strategy that complies with relevant local and national planning policy a range of conditions are considered necessary, as recommended by the technical consultees and indeed in third party representations.
237. A condition requiring the submission of a detailed surface water drainage scheme for the site, based on the submitted Drainage Strategy and SuDS Report and Drainage Strategy Plan, prior to the commencement of development is considered reasonable and necessary as part of any consent to ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding.
238. A condition requiring details of measures indicating how additional surface water run-off from the site will be avoided during construction works is also considered appropriate prior to the commencement of development, to ensure surface water is managed appropriately during the construction phase and does not increase flood risk to adjacent land or properties.
239. Officers also consider it reasonable and necessary to impose a condition to require details for the long term maintenance arrangements for the surface water drainage scheme prior to first occupation to ensure satisfactory maintenance of any approved system that are not publicly adopted.
240. It is important to note that the several of the recommended conditions are pre-commencement conditions. Therefore, no development can take place on the site before a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority (in consultation with relevant technical consultees).
241. In terms of foul water drainage, no objection has been raised by Anglian Water or the Council's Sustainable Drainage Engineer subject to a condition requiring a scheme for foul water drainage works, which is considered reasonable and necessary.
242. Subject to the recommended conditions, officers are satisfied that the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have an appropriate sustainable foul and surface water drainage systems and minimise flood risk and the guidance of the Caldecote Village Design Guide.

Highway Safety, Management of Roads and Parking

243. The application proposes the creation of a new vehicular access to the site directly onto Highfields Road, an access that was previously approved as part of the 2017 appeal decision.

244. The application has been subject to formal consultation with the Local Highways Authority who raise no objection to the proposed development following the submission of revised plans, subject to conditions.
245. The Local Highways Authority has stated that the information shown on drawings C7135 SK105 (Highway Compliance Plan), P334 Rev B (Road Width Layout) & 301 Rev E (Site Layout Plan) are acceptable to the Highway Authority. One outstanding issue is highlight that the Highway Authority will not seek to adopt any visitor parking bays but that this is a matter that can be resolved at the S38 stage of the development.
246. The Local Highways Authority has recommended conditions relating to the future management and maintenance of the proposed streets within the development, provision of pedestrian visibility splays, driveway falls and levels, driveway material and a traffic management plan, along with an informative relating to works to or within the public highway.
247. Officers consider it reasonable and necessary to impose conditions relating to the future management and maintenance of the proposed streets within the development, provision of pedestrian visibility splays, driveway falls and levels, driveway material and a traffic management plan. Officers also consider it reasonable to include an informative relating to works to or within the public highway for the attention of the applicant.
248. Subject to the recommended conditions the proposal is considered acceptable in highway safety terms and to accord with Policy TI/2 of the Local Plan and paragraphs 110 and 112 of the NPPF.
249. In terms of car and cycle parking provision, Policy TI/3 of the Local Plan sets out the Council's parking requirements, with figure 11 of the Plan setting out the standards for each use class.
250. For each residential unit, two car parking spaces per dwelling should be provided, with one space to be allocated within the curtilage of the dwelling.
251. The three one-bed apartments would benefit from a single parking space, which is considered acceptable to the size of the unit. All other residential units within the site would benefit from two off-road parking spaces, with some also benefiting from a further parking space through the provision of a garage.
252. Officers note that several visitor parking spaces have been incorporated into the layout of the development. Although there is no specific policy requirement, Policy TI/3 does note that for residential development additional provision may be needed for visitors.
253. For cycle parking provision, one space per bedroom should be provided.
254. Officers note that a bin and bike store is provided for the apartment buildings while other plots within the site would benefit from garages and / or sheds in the garden. However, no clear plan has been provided to indicate the suitable

provision of cycle parking. Officers therefore consider it reasonable and necessary to impose a condition to require the submission of appropriate secure and covered cycle parking prior to the occupation of any residential dwelling.

- 255. Subject to the recommended condition, the proposed parking provision would accord with Policy TI/3 of the Local Plan.
- 256. The application is supported by a Transport Assessment and has been subject to formal consultation with Cambridgeshire County Council's Transport Assessment Team, who raise no objection to the proposed development. The comments note that the development to the north of the site is required to provide off-site improvement works which would also benefit the future occupiers of the proposed site.
- 257. In consultation with the Transport Assessment Team, officers consider it reasonable and necessary to impose a condition requiring the provision and implementation of a Travel Plan in the interests of encouraging sustainable travel to and from the site.
- 258. Subject to the recommended condition, the proposal would accord with Policy TI/2 of the Local Plan.

Residential Amenity

Neighbouring Properties

- 259. The properties with the greatest potential for impact from the proposed development are the existing properties to the west of the site on Highfields Road, nos.97 to 105 (odds), and the existing properties to the south of the site on Clare Drive, nos.1 to 5 (odds) and Damms Pastures (nos. 1 and 2) whose rear property boundaries abut the southern boundary of the site.
- 260. Paragraph 6.68 of the Council's District Design Guide details that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15 metres is provided between the windows and the property boundary; for two storey residential properties, a minimum distance of 25 metres should be provided between rear or side building faces containing habitable rooms, which should be increased to 30 metres, for 3 storey residential properties. Where blank walls are proposed opposite the windows to habitable rooms, this distance can be reduced further, with a minimum of 12 metres between the wall and any neighbouring windows that are directly opposite.
- 261. The existing properties to the west of the site front onto Highfields Road and face the application site, all of which are stepped back from the public highway and benefit from front gardens and associated areas of landscaping. Plots 67 to 72, which are the closest proposed properties to Highfields Road, are orientated such that their front elevations face directly towards Highfields Road, although

the vehicular access is obtained through a small private road within the site rather than directly from Highfields Road.

262. The existing and proposed properties adjacent to Highfields Road are separated by over 30 metres. Given their orientation and siting, the proposed development is not considered to result in significant harm the amenities of existing properties on Highfields Road.
263. Plot 78 is located directly north of no.1 Clare Drive, with both properties orientated such that their respective side elevations face one another, although slightly offset by virtue of the orientation of no.1 Clare Drive. The direct distance between the two properties is approximately 14.5 metres. Given the orientation of the site and the degree of separation, Plot 78 is not considered to result in a significant loss of light or overbearing impact to no.1 Clare Drive.
264. In terms of a potential loss of privacy, Plot 78 has a single first floor window on its western side elevation that would face towards no.1 Clare Drive. The window would serve an en-suite bathroom. The proposed elevations for the relevant house type indicate the window to be obscure glazed. To ensure the development does not result in a significant loss of privacy to no.1 Clare Drive, officers consider it reasonable and necessary to impose a condition requiring the window to be obscure glazed and fixed shut.
265. The potential addition of further first floor windows is also protected by standard permitted development rights, although a specific condition to prevent further openings could be added to any consent if deemed necessary.
266. Subject to the recommended condition, Plot 78 would not result in a significant loss of privacy to no.1 Clare Drive.
267. Plot 32 is located to the north east of no.3 Clare Drive and separated by approximately 33 metres. Given the degree of separation Plot 32 is not considered to result in significant harm to the amenities of no.3 Clare Drive.
268. Plots 91 to 99 are located to the north of nos.1 and 2 Damms Pastures, which are the closest existing residential properties to the proposed Plots in this location. Except for Plots 98 to 99 which are orientated with its southern side elevation facing the existing properties, all the Plots have their front elevations facing Damms Pasture and separated by at least 20 metres. Given the orientation of the site and degree of separation, the proposed development is not considered to result in significant harm to the amenities of the properties to on Damms Pasture or Clare Drive beyond.
269. Consideration is also given the dwellings to the north of the site that are currently under construction and the potential impact of the proposed development.
270. Plots 130 to 135 are the closest proposed plots to the consented development and Plots 55, 56 and 61-66 within the adjacent site. The front elevations of Plots 130 to 135 are at approximately 17 metres or more from the southern

boundaries of the consented units. Consequently, the proposed development is not considered to result in significant harm the amenities of the consented development to the north of the site.

271. The proposed development has been assessed in terms of loss of privacy, loss of light and overbearing impact and is not considered to result in significant harm to the amenities of neighbouring properties.

Future Occupiers

272. Consideration is also given to the amenities of the future occupiers of the site.
273. The internal layout of the site is such that it is not considered to significantly compromise the quality of amenity afforded to each property, with a reasonable degree of separation achieved between the plots. Officers note that the Council's Urban Design Officer has commented that Plot 125 is only 15.5m from rear elevation of Plot 126 which is below recommended standards.
274. Given the Council's Design Guide recommendation of a 12 metre separation where blank walls are proposed opposite the windows to habitable rooms and the fact that the first floor side window to Plot 125 can be conditioned to be fixed shut and obscure glazed, the degree of separation is considered acceptable.
275. In terms of existing development impacting on the proposed dwellings, given the arrangements of the site and the siting of nearby development, officers do not consider that any existing development would result in significant harm to the amenities afforded to each of the proposed plots.
276. Paragraph 6.75 of the Council's District Design Guide details that ideally residential units should be provided with access private amenity space with one or two bedroom house having 40sqm in urban settings and 50sqm in rural settings whilst each house with 3 bedrooms or more should have a private garden space of 50sqm in urban settings and 80sqm in rural settings.
277. Each property would benefit from a private garden area or communal amenity space in the case of the large apartment building, which would meet or exceed the recommendations of the Council's District Design Guide.
278. Overall, each Plot within the development is considered to be provided with a reasonable degree of amenity that is not significantly compromised by the proposed layout or existing development adjacent to the site.

Conclusion

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

Heritage Impact

280. The site is not located near to any listed building or a conservation area and is therefore considered acceptable in heritage terms given that no harm would arise to any nearby heritage assets.
281. The comments of the Historic Environment Team (County Archaeology) in respect of archaeological potential are noted. The team has confirmed that archaeological investigations of the development area have already been undertaken against a condition attached to outline permission that covers wider development site (S/2510/15/OL).
282. The investigations have identifying part of a Middle Iron Age farmstead (including several roundhouses), a Late Iron Age to Early Roman surfaced trackway and several associated ditches, all cut by a series of medieval to post-medieval furrows. Although the completion of the archaeological programme, including archiving, is yet to be finalised no further on-site archaeological works are required in mitigation of the impacts of development within the redline area indicated.
283. The Historic Environment Team therefore raise no objections or recommended conditions/informatives as part of any consent for the development.
284. The proposal would accord with Policy NH/14 of the Local Plan.

Renewables / Climate Change

285. The application is supported by an Energy Statement (August 2020).
286. The Statement suggests a fabric first approach will be applied to the proposed development, incorporating measures including efficient levels of insulation above those required by Approved Document L1A of the Building Regulations, improved thermal bridging standards, high efficiency combination boilers and solar PV systems to meet 10% carbon reduction.
287. The Statement also details that basic SAP calculations have been carried out on the proposed specification resulting in a total carbon emission reduction of 11.36%.
288. The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions.
289. In consultation with the Council's Sustainability Officer, officers consider it reasonable and necessary to impose a condition to secure the carbon energy technologies submitted in the Energy Statement and a water efficiency condition to ensure that the dwellings achieve a minimum water efficiency consumption of no more than 110 litres use per person per day, in accordance

with Part G of the Building Regulations 2010 (as amended 2016).

290. Subject to the recommended conditions the proposal would accord with policies CC/4 and CC/5 of the Local Plan.

Open Space Provision

291. Policy SC/7 of the Local Plan states that all housing developments will contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities), and Informal Open Space to meet the need generated by the development in accordance with the minimum standards set out in the Policy/Plan.
292. Based on the mix of housing provided, as set out earlier in this report, the following would be required:
- Formal sports space: 2,778sqm
 - Formal children's play space: 657sqm
 - Informal children's play space: 657sqm
 - Informal open space: 694sqm
 - Allotments and community orchards: 694sqm
293. The layout of the development incorporates two notable integrated green corridors of public open space connecting to the larger area of public open space and Local Equipped Area of Play (LEAP) associated with the consented development to the north (noting that a LEAP was secured as part of the 2017 appeal decision given the consent was for over 100 dwellings).
294. The plans and documents submitted demonstrate a provision of onsite informal open space sufficient to meet the requirements of Policy SC/7 of the Local Plan.
295. In respect of outdoor sports space, formal and informal open space and allotment and community orchards, these details are to be secured as off-site contributions as appropriate, set out later in this report.
296. The proposal would accord with Policy SC/7 of the Local Plan.

Contamination

297. The application is supported by a Phase I Geo Environmental Assessment (May 2015) and Geo Environmental Report (September 2017).
298. The application has been subject to formal consultation with the Council's Contaminated Land Officer who raises no objection to the proposed development, subject to conditions.
299. The proposed end use (residential) is sensitive to the presence of contamination, and the site has a history of potentially contaminative use, primarily agricultural.

300. The Enzygo report refers to ongoing gas monitoring, but no final report has been submitted for the monitoring scheme. Though neither of the reports indicate a significant risk arising from ground gas, the information should be submitted in full so that the risks can be thoroughly assessed.
301. Both reports refer to an area of shallow made ground at the juncture of the three fields that comprise the site. This appears to be the primary point of concern regarding the potential for contamination and officers agree with the Enzygo report on the need for a remediation strategy concerning the made ground.
302. The Council's Contaminated Land Officer therefore recommends that conditions requiring a risk assessment, a remediation method statement, a verification report and the identification of any additional or unexpected contamination be imposed as part of any consent. Officers consider that such conditions would be reasonable and necessary to ensure that the site is made safe for the sensitive residential end-use.
303. Subject to conditions, the proposal would accord with Policy SC/11 of the Local Plan.

Developer Contributions

304. 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.
305. 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.
306. In consultation with the Council's Section 106 Officer a range of contributions are required as part of the proposed development.
307. For outdoor sports space a contribution of £81,087.60 is required to mitigate the impact of the proposed development, with the funds directed towards resurfacing the car park and/or extension to Caldecote Sports Pavilion.
308. In terms of formal and informal playspace the 2017 outline consent provides for an onsite LEAP and on offsite contribution of £30,000 towards cost of providing (i) a BMX Park (ii) a Skate Park or (iii) a WiFi enabled youth shelter in the parish of Caldecote. This obligation was based on the impact of 140 dwellings meaning no further contribution is required as part of the current application.
309. For allotments and community orchard a contribution of £7,400 (representative of £100 per dwelling) is required to either provide additional allotment space in Caldecote or to assist with the delivery of the Caldecote Peace Garden initiative.

310. Indoor community space is to be address through an offsite contribution of £36,814.01 towards the extension of Caldecote Village Hall.
311. Indoor sports is to form an offsite contribution of £30,535 towards indoor sports hall improvements and £34,020 towards swimming pools.
312. Policy NH/6 of the Local Plan deals with Green Infrastructure and sets out that all new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.
313. A financial contribution of £14,800 (representing £200 per dwelling) is required to contribute towards Green Infrastructure mitigation measures at Hardwick Wood.
314. Contributions are also sought by Cambridgeshire County Council who have commented formally on the application.
315. An early years education contribution of £227,843 towards new early years places in Caldecote is required along with a contribution of £4,777.50 towards the expansion and enhancement of library facilities in Caldecote. A monitoring fee of £150 has also been requested by the County Council.
316. The contributions, as noted above, will ensure compliance with relevant planning policy and will be secured through a Section 106 Agreement attached to any consent for the development.

Other Matters

Air Quality

317. The comments of the Council's Air Quality Officer are noted. Officers consider it reasonable and necessary to impose the recommended conditions to secure the implementation of the EV charging points (approved plans condition) and Emission Ratings (Boilers & Combined Heat and Power System) to ensure compliance with relevant Local Plan policies.

Broadband

318. Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively. Officers consider it reasonable and necessary to impose a condition to require that the requirements of policy TI/10 are satisfied.

Cambridgeshire Fire and Rescue

319. The comments of Cambridgeshire Fire and Rescue are noted. Officers consider it reasonable and necessary to impose a condition to secure the adequate provision of fire hydrants.

Lighting

320. Officers consider it reasonable and necessary to impose a condition restricting the installation of lighting unless a scheme is agreed in writing prior to installation to protect the amenities of neighbouring properties and to protect biodiversity, in accordance with Policies HQ/1 and NH/4 of the Local Plan.

Minerals and Waste

321. The comments of the Minerals and Waste team are noted. Officers consider it reasonable and necessary to impose a condition requiring the submission of a site waste management plan. The comments refer to requirements secured as part of the 2017 outline consent and condition 20 that requires the provision of a bridleway. The current application does not require such provision to make the development acceptable in planning terms.
322. A separate application has been submitted under planning reference 21/02795/S73 to vary condition 20 of S/2510/15/OL and provide a 2 metre wide footpath rather 4 metre wide bridleway.

Noise

323. Noting the comments of the Council's Environmental Health Officer, officers consider it reasonable and necessary to impose a condition requiring the submission of a Construction Environment Management Plan, as recommended by the Council's Environmental Health Team to ensure compliance with Policy CC/6 of the Local Plan, alongside the informatives for disturbance, air source heat pumps and statutory noise nuisance.

Refuse / Waste

324. The comments of the Council's Waste Projects Officer are noted. The developer has confirmed that the tracking has been undertaken in line with the Council's Waste and Recycling guide for developers webpage.

Public Rights of Way

325. The comments of the Definitive Maps Officer are noted. The comments refer to requirements secured as part of the 2017 outline consent and condition 20 that requires the provision of a bridleway. The current application does not require such provision to make the development acceptable in planning terms, nor does it result in a direct conflict with the 2017 condition.

Third Party Comments

326. The comments made in third-party representations are noted, with many points already considered in the report., including the concerns raised in objection to the original proposal (scale, path and landscaping). The remaining matters raised are considered below.

327. Caldecote Parish Council have noted in their objection that the developer has not consulted with the Parish Council on the Village Design Guide, its detail or its intent nor do they have any record of Linden consulting with them or any resident on the proposal. While Council officers will always promote active engagement between developers and the local community, the absence of such engagement is not a material planning consideration, nor would it form the basis for the refusal of an application.
328. Several representations raise concern over the southern boundary treatment to the site, its retention, protection and associated drainage works. The developer seeks to cut back some of the existing vegetation to accommodate the layout and drainage arrangements for the site but to also replant. The establishment of the boundary or works to landscape features outside of the developer's site is a civil matter. Officers are satisfied that the conditions securing tree protection measures and requiring full details of surface water drainage arrangements, boundary treatments and soft landscaping will secure appropriate detailing and works to the southern boundary of the site.
329. Concern has been expressed that allowing the development would give rise to precedents for developments going against the Local Plan. Each application is assessed on its own merits against the relevant policies of the Local Plan. The principle of development for this site has been fully considered as part of this report, noting that the proposal has unique circumstances in recent planning history that lend support to the proposal despite documented conflict with adopted Policy.
330. Comments have been raised requesting a meeting between Council Officers, residents and the Lead Local Flood Authority. Although not directly related to the recommendation such meetings did take place and contribute towards the provision of further drainage information as outlined in this report.
331. There has been a request within representations for certain conditions to be imposed as part of any consent, including a timetable for all drainage construction, lighting, vegetation clearance and that all houses along hedgerow boundaries requiring covenant prohibiting high power security lighting. Several related conditions are recommended as part of the consent as set out in the report and although a covenant cannot be put in place a condition relating to external lighting is recommended.

Planning balance and conclusion

332. The proposal would be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary. However, officers consider there to be limited conflict with Policy S/7 in terms of countryside encroachment given development would read as an infill development with existing development to the north, west and south of the site.
333. The provision of 74 dwellings to a Group Village, which sets an indicative maximum scheme size of 8 dwellings or in exception about 15 dwellings on a brownfield site, would conflict with the aspirations of Policies S/2(e), S/6, S/7

and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.

334. However, the 2017 appeal decision is a material consideration that previously concluded the conflict with the Council's settlement strategy at the time is limited and that the proposal would represent a sustainable form of development. There have been no significant changes to the services and facilities available to serve the development.
335. The proposed development would provide a further 30 affordable units (40%) that would contribute to an identified local need, a 10% net gain in biodiversity through an off-site contribution to Lower Valley Farm, while financial contributions towards the improvement of existing village facilities, green infrastructure, education and libraries are to be secured through a Section 106 Agreement.
336. Officers acknowledge that the three storey apartment building would generate a degree of conflict with Guidance Note 6.1 of the Caldecote Village Design Guide SPD which sets out typically the scale of the village is 1.5 or 2 storeys. However, the conflict must be weighed against the fact that a near identical apartment building forms part of the consented development to the north and therefore cannot be said to be entirely out of keeping with the character of the area. The proposal is generally responsive to the Village Design Guide SPD in all other respects.
337. The proposal clearly represents a significant departure from the development plan and has been advertised as such. Given the conclusions of the Planning Inspector in 2017, officers consider that the proposal is finely balanced and drawing the conclusion that the proposal would represent an unsustainable form of development challenging. Nonetheless, the development is contrary to the Council's settlement strategy as a matter of principle.
338. Very limited other harm has been identified that would weigh against the proposal, while the use of planning conditions can secure appropriate detailing and technical information such that the proposal would accord with Local Plan policies in all other regards.
339. Therefore, taking into account the 2017 appeal decision and for the reasons set out in this report, on balance, the application is recommended for approval.

Recommendation

340. Officers recommend that the Planning Committee grants delegated approval subject to completion of a Section 106 Agreement, the completion of a tri-partied Section 106 Agreement to secure off-site biodiversity contributions and the conditions and informatives set out in the report.

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 following approved plans:

Plans to be listed:

18075 S301 A (Site Location Plan)

18075 301 F (Site Layout)

18075 P302 D (Affordable Housing Layout)

18075 P303 D (Car Charging Point Layout)

18075 P309 A (House Type 501)

18075 P310 A (House Type A10L Detached Type B)

18075 P311 A (House Type A20L Semi-Detached Type C)

18075 P312 C (House Type A30L Semi-Detached Type A)

18075 P313 B (House Type A30L Semi-Detached Type B)

18075 P314 B (House Type A30L Semi-Detached Type C)

18075 P315 A (House Type A30L Terrace Type C)

18075 P316 B (Aslin Detached Type A)

18075 P317 B (Aslin Semi-Detached Type A)

18075 P318 B (Aslin Detached Type B)

18075 P319 B (Aslin Semi-Detached Type B)

18075 P320 B (Becket Detached Type A)

18075 P321 (Cartwright Semi-Detached Type C)

18075 P322 B (Cottingham Detached Type B)

18075 P323 B (Eveleigh Detached Type B)

18075 P325 B (Eveleigh Terrace Type B)

18075 P326 B (Fletcher Detached Type A)

18075 P327 B (Fletcher Detached Type B)

18075 P328 (Kempthorne Type A)

18075 P329 B (Pembroke Type B)

18075 P330 B (Pembroke Type C)

18075 P331 B (Flat Block C Type A Sheet 1)

18075 P332 B (Flat Block C Type A Sheet 2)

18075 P333 A (Ancillary Buildings)

18075 P336 (Bin Cycle Store)

18075 P337 (Becket Detached Type B)

18075 P338 (Cottingham Detached Type A)

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- c) No development shall take place until:
- i) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority
 - ii) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

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

- d) No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following.
- i) Risk assessment of potentially damaging construction activities.
 - ii) Identification of biodiversity protection zones.
 - iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - iv) The location and timings of sensitive works to avoid harm to biodiversity features.
 - v) The times during construction when specialist ecologists need to be present on site to oversee works.
 - vi) Responsible persons and lines of communication.
 - vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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.

- e) No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following.
- i) Description and evaluation of features to be managed.

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

The LEMP shall also 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.

- f) No development shall commence until a “lighting design strategy for biodiversity” features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - i) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - ii) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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

- g) No development, including no laying of services, creation of hard surfaces or erection of a building, shall commence until a detailed surface water drainage

scheme for the site, based on the agreed Drainage Strategy and SuDS Report prepared by Walker Associates Consulting Limited (ref: 7135 Version 2) dated 7 November 2021 and the Drainage Strategy Plan prepared by Walker Associates Consulting Limited (ref: C7135/SK102F) dated 15 December 2021 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

- h) 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 in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

- i) No development, including demolition, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include the consideration of the following aspects of construction:

- i) Demolition, construction and phasing programme.
- ii) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- iii) Construction / Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- iv) Delivery times and collections / dispatches for construction / demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.
- v) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.

- vi) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- vii) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- viii) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition – Greater Cambridge supplementary planning guidance 2020.
- ix) Use of concrete crushers.
- x) Prohibition of the burning of waste on site during demolition / construction.
- xi) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- xii) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- xiii) Screening and hoarding details.
- xiv) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- xv) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- xvi) External safety and information signing and notices.
- xvii) Implementation of a Stakeholder Engagement / Residents Communication Plan, Complaints procedures, including complaints response procedures
- xviii) Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved CEMP.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- j) No construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principle areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

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

- k) No development above ground level shall commence take place until details of the 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 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.

- l) No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

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

- m) No development above ground level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use.

- n) No development above ground level shall take place until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Southern Ecological Solutions, August 2020) shall be submitted to and approved in writing by 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.

- o) No development above ground level 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:
 - i) 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, play equipment, 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;

- ii) 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;

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.

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

- p) No development above ground level shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: In the interests of highway safety and to achieve a permeable development with ease of movement and access for all users and abilities in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- q) No gas fired combustion appliances shall be installed until details demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, (i.e., individual gas fired boilers that meet a dry NOx emission rating of $\leq 40\text{mg/kWh}$), have been submitted to and approved in writing by the local planning authority. The details shall include a manufacturer's Nitrogen Oxides (NOx) emission test certificate or

other evidence to demonstrate that every boiler installed meets the emissions standard above. The approved scheme shall be fully installed before the development is occupied or the use is commenced and retained as such.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development in accordance with policy SC/12 of the South Cambridgeshire Local Plan 2018.

- r) Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in Condition 3 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

- s) Prior to the first occupation of any of the dwellings hereby permitted, details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018 and the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

- t) Prior to first occupation of the development, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include the provision of bus taster tickets and/or cycle discount vouchers. The Travel Plan is to be monitored annually, with all measures reviewed to ensure targets are met.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

- u) Prior to the first occupation of each dwelling, two 2.0 x 2.0 metres visibility splays be provided. The splays shall be included within the curtilage of each new car parking space that is to exit directly onto the proposed carriageway/footway. One visibility splay is required on each side of the access. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the highway in perpetuity.

Reason: To ensure the safe and effective operation of the highway in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018 and

paragraphs 110 and 112 of the National Planning Policy Framework.

- v) 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.

- w) Prior to the first occupation of any 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.

- x) 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.

- y) Prior to the first occupation of the dwelling on Plot 78 the proposed first floor window in the southern side elevation of the dwelling shall, apart from any top hung vent, be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and shall be fixed shut. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- z) Prior to the first occupation of the dwelling on Plot 125 the proposed first floor window in the eastern side elevation of the dwelling shall, apart from any top hung vent, be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and shall be fixed shut. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- aa) If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

- bb) All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Southern Ecological Solutions, August 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

- cc) The approved renewable/low carbon energy technologies (as set out in the Energy Statement V2 August 2020) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance programme, details of which 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.

- dd) The approved tree protection methodology (Arboricultural Impact Assessment and Method Statement July 2020 and Tree Protection Plan LIN22901-03G, ACD Environmental) shall be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018 and section 197 of the Town and Country Planning Act 1990.

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

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018 and section 197 of the Town and Country Planning Act 1990.

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

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

No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies SC/9 and NH/4 of the South Cambridgeshire Local Plan 2018.

- ff) The proposed driveways hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety.

- gg) South Cambridgeshire Council consent shall be obtained for any proposed discharge into an awarded watercourse in accordance with South

Cambridgeshire Land Drainage Byelaws.

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 in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

Informatives

- a) 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.
- b) **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.
- c) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
- d) 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.
- e) 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.

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)
- Greater Cambridge Housing Strategy 2019 – 2023
- Planning File References: 21/02795/S73, 21/01334/S73, S/2510/15/CONDB, S/2510/15/CONDA, S/3660/19/DC, S/3777/19/VC, S/4074/19/DC, S/3338/19/DC, S/4836/18/DC, S/4388/19/DC, S/4437/19/DC, S/0292/19/PO, S/3347/19/DC, S/4619/18/RM, S/1216/16/OL and S/2510/15/OL

Report Author:

Michael Sexton – Principal Planner
Telephone: 07704 018467

From: parishclerk@caldecote.gov.uk <parishclerk@caldecote.gov.uk>

Sent: 05 November 2021 12:47

To: Michael Sexton <Michael.Sexton@greatercambridgeplanning.org>

Subject: 21/02265/FUL

Dear Michael

Following the meeting of the Caldecote Parish Council 4th November, we discussed the above application, our comments are attached.

I tried to upload these to the comment section of the planning portal!

Members also made the following comments:

- Recommend for refusal.
- Based on flood risk assessment
- Please ensure that CPC is kept informed of developments.
- No decision notice of approval until this has been resolved.
- Planning drainage for Phase 1 still not complete and adhered to.
- Phase 2 further development will be to the detriment to Phase 1.
- Concerns that run offs will affect Highfields Road.

Yours sincerely

Alan Melton

Clerk to the Council

Timetable of works:

Condition 1 - We want the drainage ditch along the Clare Drive/Damms Pastures boundary to be in place before any more soil is stripped.

When water runs-off the site that ditch must be in place to catch it.

Condition 2 - For Phase 2, we want the council to monitor this, and approve it before any other work starts.

The timetabling condition was in place for Phase 1 but was ignored until enforcement action was taken.

Clare Drive/Damms Pastures Boundary treatment:

Condition 3 - We want confirmation that no clearance will take place until the position of the boundary has been confirmed with adjacent landowners

The position of the boundary is not clear, the original fence position is buried deep within the hedge – the position doesn't appear to match the plans we see.

Clarification - We want confirmation of exactly what is planned, and how screening along the boundary is to be maintained during development

The arboricultural impact assessment shows that this boundary is to be cleared,

(https://applications.greatercambridgeplanning.org/online-applications/files/42C7FA0FFE3DB40B53FF2312AE7E2B5E/pdf/21_02265_FUL-ARBORICULTURAL_IMPACT_ASSESSMENT___METHOD_STATEMENT-5812944.pdf

'3.7.3. G15 [the Clare Drive/Damms Pastures boundary] which is made up of the remnants of a delapidated hedgerow will need to be removed where stems exist within the development boundary, to allow for the construction of the drainage ditch around the site's perimeter; all stems originating outside of the boundary will be retained to maintain an element of screening.'

The soft landscape proposals show new hedge plantation

This contradicts many other documents and drawings (eg

https://applications.greatercambridgeplanning.org/online-applications/files/37F21E3963065BF073A00C014AE86C36/pdf/21_02265_FUL-TREE_PROTECTION_PLAN-5812939.pdf) which show that they will retain the landscape buffer

In this context, it is not clear what is meant by 'retain landscape buffer'

Drainage ditches and position:

Condition 4 - We need enough separation between the new drainage ditch on the southern side of the site and the Clare Drive ditch to avoid water flowing into the Clare Drive ditch.

The new drainage ditch runs very close to the Clare Drive/Damms Pastures boundary. This gives the probability of water crossing over into the Clare Drive ditch, allowing water to flow back into the Highfields Road ditch, risking flooding further down.

This risk is high, as this section of the site has held standing water for much of the last winter (low rainfall year) and drainage nodes along this section of the boundary show FLOOD RISK.

Streetlighting:

Condition 5 - Specification of the Phase2 street lighting should be inserted, meeting Linden's own ecological mitigation recommendation.

Linden's ECOLOGICAL_IMPACT_ASSESSMENT_UPDATED_SEPT_21_PAGE_1-50-5812946 specifies the lighting that should be used near hedgerows, to allow bats to commute and forage.

Any development should implement this low spread lighting, angled to avoid overspill onto the hedge, on lamp posts no more than 8m high. Design documents only show (Design and Access statement section 5) that lighting will be to an adoptable standard.

Condition 6 - Also, houses along the hedgerow boundaries should have covenants prohibiting high power security lighting, again as in their own ecological mitigation recommendation.

Objection to 21/02265/FUL – Linden Phase 2 – 20 October 2021

Summary

- The drainage designs provided by Linden to SCDC in October 2021 show that over 45% of the nodes/manholes of the combined phase 1/phase 2 drainage system, and the attenuation pond, are at risk of flooding in the 1:100 year storm.
- This presents a significant direct risk to the residents of phases 1 and 2, and to the rest of the village from the flooding runoff from the site.
 - The addition of phase 2 introduces new flood risks into phase 1.
- Additionally, other previously submitted objections (noted below) have not been addressed in the most recent submission from Linden.
- Further consideration of this application must be halted until a satisfactory drainage plan is submitted.
- An urgent electronic meeting is requested with the planning officer and the LLFA so that these issues can be considered and discussed.
- Finally, a series of conditions are listed below that must be attached to any future planning consent once a future acceptable drainage plan is submitted.

Details

The updated drainage plan published on the SCDC planning site provided by Linden shows that in the 1:100 year storm event there is extensive risk of flooding across the entire site of both the phase 1 and phase 2 developments.

These risks are documented in "Highfields Road Caldecote Phase 2 Drainage Strategy & SUDS Report, cover date July 2020" as amended and uploaded to SCDC in October 2021, specifically Appendix 4 file name: DRAINAGE_STRATEGY___SUDS_REPORT_APPENDIX_4-5812745.pdf.

Referring to the last 3 pages of Appendix 4 (extracted to end of this document) where Linden provide computer simulations shows that there are 26 nodes (aka manholes) at risk of flooding in both development phases. This represents over 45% of the nodes on the network at risk of flooding. Note that many of the nodes in the system are at risk of flooding after an event of only '15 min winter'.

The nodes at risk are shown on the diagram at the end of this document, which shows a marked-up plan of the network drawn over Lindens own drainage plans. (As background the previously submitted phase 2 plan that contained previously notified errors only had 2 nodes with flood risk.)

Appendix 4 totally demonstrates the invalidity of the claim in the body of the Drainage Strategy that there is no risk of flooding in the proposed strategy (see section 2.4, the

invalidated claim being quote: "These confirm that the system will not flood for the 1 in 100year event plus 40% climate change and including for 10% urban creep").

Additionally, the simulation shows that the attenuation pond, and associated upstream and downstream connections to the attenuation pond are also at risk of flooding. This demonstrates that the attenuation pond cannot handle the flow of both phases. Note that effective attenuation is essential as a proportion of the discharge from the site discharges into a site of scientific interest SSSI at Hardwick wood listed in the Ecological impact statement as of national importance

With reference to the enclosed marked up plan there are a number of areas of very significant concern to the whole of the village:

- Nodes 28/29/30. Any flooding from nodes 28/29/30 (identified as at risk in the simulation) will run into Highfields Road in the exact location where houses on Highfields Road have been flooded and made uninhabitable.
 - This risk has already been demonstrated as a reality this autumn.
 - As reported to the Parish council at the October 2021 meeting (at which district Cllr Tumi Hawkins was also present) significant heavy runoff this autumn has already been observed from Phase 1 though the northern entrance onto Highfield Road and then crossing Highfields Road onto the properties on the West side of Highfields Road.
- Nodes 43/44/45/46. With reference to the topographic site survey (Appendix 3) any runoff from this area will flow to the southwest towards the junction of Clare Drive and Highfields Road spilling off the road to the west around node 44.
 - The risk of flooding in this area is well known.
 - The original Gladman survey identified standing water in this part of the site
 - This area of the phase 2 land has been used as a building yard for the phase 1 development over the winter, and standing water was observed continuously for over 4 months.

We believe that any satisfactory resolution will require not only revised plans but significant enlargement (replacement) of pipework in the ground and enlargement of the attenuation pond that must be undertaken before phase 2 commences. Specifically:

- No allowance was made in the phase 1 only drainage design (as previously submitted to SCDC) for any anticipated future phase 2 generated flows.
 - The pipe (nodes 20/21/22/...25 in Appendix 4) from the site to the attenuation pond that drains the whole site was specified in the approved phase 1 only plans as a 600mm diameter pipe based on phase 1 flows alone.
- In phase 1 alone parts of the system including the 600mm inflow and outflow of the attenuation pond were stressed (surcharged) with the flows from phase 1's 66 houses (as documented in the Linden provided calculations) before any flows from phase 2 were added.
 - This makes the safe addition of the flows from the 74 houses of phase 2 unlikely using the common 600mm pipe to the attenuation pond.
- In the phase 2 design, the same 600mm pipe (nodes 20/21/22/...25 in Appendix 4 of the previous reference) is specified as carrying flows from phases 1 and 2 with the Linden documented flooding risk to the inflow and outflow to the attenuation pond.

- With the addition of phase 2 flows the attenuation pond (not pipework) moved in the respective Linden phase 1 and 2 calculations from surcharged to flood risk.
 - The attenuation pond cannot be made deeper as in winter the water table is at the surface in this area (indeed this area historically has flooding, questioning the viability of an attenuation pond in this area).
 - An upgraded attenuation pond without flooding risk will probably require additional land.

Finally, we note that the LLFA objected to the Linden phase two development as there was no detailed satisfactory surface water drainage plan (letter from Hilary Ellis on 08/06/21). We feel that the most recent update makes the drainage plan even more unsatisfactory.

Objections Carried Forward from Previous Submissions

- **Ditch bottom elevation, position and sizings still required.**
 - We want the plans to include ditch sizes and critically the elevation of the ditch bottom.
 - This is of concern as the southern ditch adjacent to Clare Drive runs to the south east against the fall of the land.
 - Indeed where the ditches join on the south east corner of the site is a local high point on the site. Water can not be allowed to flow West back towards the village.
 - This sizing has not yet been provided for review.
 - We want to ensure there is no breakthrough between the new southern Linden ditch adjacent to Clare Drive boundary to the existing ditch on the Clare Drive properties that flows back to Highfield Road
 - The new southern ditch must be a minimum distance from the site boundary.

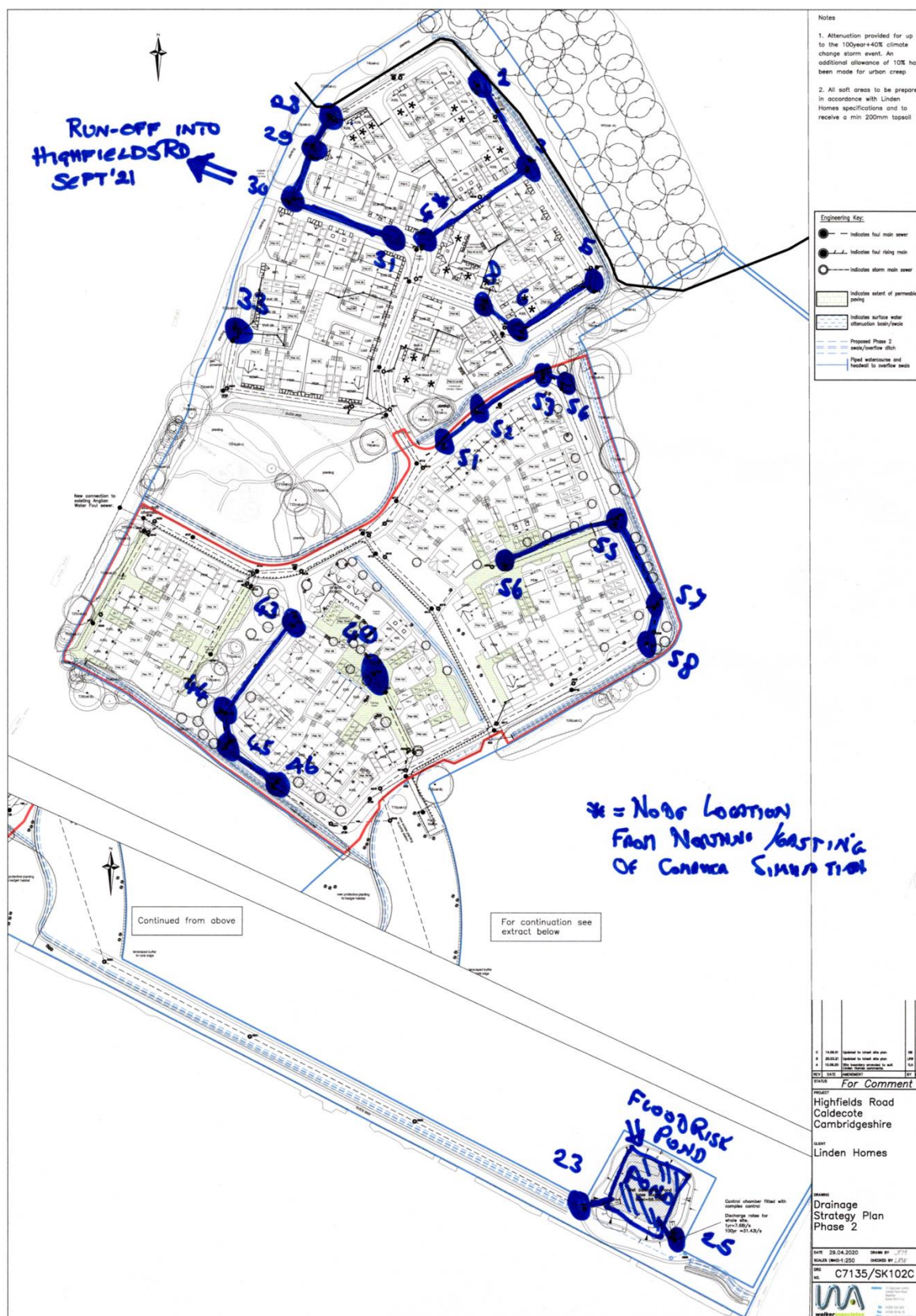
Planning Conditions Required

- **Policed Timetable.** We want a firm timetable (that is policed) to ensure that (uprated) surface water drainage pipework, and ditch system is installed in final location before phase 2 ground clearance commences.
 - When last checked the ditch towards the attenuation pond and the attenuation pond for phase 1 have not been completed failing to meet the existing drainage timetable conditions for phase 1.
- **Physical Pipe Size Verification.** Clearly there is the possibility that a future drainage design may require existing pipes in the ground to be upgraded. We want photographic verification of these pipe upgrades.

Replacement

This objection revises objections previously submitted around 20 September 2021 that contained 6 areas of concern namely: 1. **Calculations match plans**, 2. **No flood risk**, 3. **Pipe to attenuation pond sufficient**, 4. **Attenuation pond size**, 5. **Ditch bottom elevation and sizings**, 6. **Timetable**.

Flood Risks Directly From Appendix 4 Marked Onto Appendix 1 Plans



Extract Of Appendix 4 Showing Whole System At Flood Risk Or Surcharged

Results for 100 year +40% CC +10% A Critical Storm Duration. Lowest mass balance: 91.99%

| Node Event | US Node | Peak (mins) | Level (m) | Depth (m) | Inflow (l/s) | Node Vol (m³) | Flood (m³) | Status |
|-------------------|---------|-------------|-----------|-----------|--------------|---------------|------------|------------|
| 30 minute winter | 1 | 26 | 71.314 | 0.999 | 35.9 | 2.7984 | 0.0000 | FLOOD RISK |
| 30 minute winter | 2 | 26 | 71.309 | 1.074 | 90.2 | 39.7908 | 0.0000 | SURCHARGED |
| 15 minute winter | 3 | 11 | 71.506 | 1.429 | 58.0 | 3.1385 | 0.0000 | FLOOD RISK |
| 15 minute winter | 4 | 11 | 71.727 | 1.961 | 69.2 | 5.1288 | 0.0000 | FLOOD RISK |
| 15 minute winter | 5 | 13 | 71.767 | 1.367 | 98.8 | 3.5770 | 0.0000 | FLOOD RISK |
| 15 minute winter | 6 | 13 | 71.757 | 1.757 | 104.8 | 3.1594 | 0.0000 | FLOOD RISK |
| 15 minute winter | 8 | 13 | 71.747 | 1.947 | 141.2 | 18.4549 | 0.0000 | FLOOD RISK |
| 30 minute winter | 27 | 26 | 71.491 | 0.779 | 74.7 | 31.2125 | 0.0000 | SURCHARGED |
| 15 minute winter | 28 | 11 | 71.942 | 1.570 | 60.7 | 2.2591 | 0.0000 | FLOOD RISK |
| 15 minute winter | 29 | 11 | 72.115 | 1.861 | 46.5 | 2.8850 | 0.0000 | FLOOD RISK |
| 15 minute winter | 30 | 11 | 72.146 | 2.086 | 48.7 | 3.1492 | 0.0000 | FLOOD RISK |
| 15 minute winter | 31 | 11 | 72.121 | 2.381 | 92.8 | 5.1033 | 0.0000 | FLOOD RISK |
| 15 minute winter | 9 | 12 | 71.690 | 2.244 | 180.6 | 3.6357 | 0.0000 | SURCHARGED |
| 15 minute winter | 10 | 12 | 71.421 | 2.142 | 224.4 | 4.3051 | 0.0000 | SURCHARGED |
| 15 minute winter | 33 | 12 | 71.719 | 1.035 | 34.6 | 1.9687 | 0.0000 | FLOOD RISK |
| 15 minute winter | 34 | 12 | 71.650 | 1.222 | 39.7 | 1.5705 | 0.0000 | SURCHARGED |
| 15 minute winter | 35 | 12 | 71.447 | 1.565 | 61.5 | 2.5174 | 0.0000 | SURCHARGED |
| 15 minute winter | 11 | 12 | 71.216 | 2.065 | 280.5 | 3.9229 | 0.0000 | SURCHARGED |
| 15 minute winter | 12 | 12 | 70.978 | 1.904 | 338.3 | 3.2180 | 0.0000 | SURCHARGED |
| 15 minute winter | 13 | 13 | 70.584 | 1.583 | 358.9 | 2.7892 | 0.0000 | SURCHARGED |
| 30 minute winter | 36 | 25 | 70.448 | 1.148 | 59.1 | 2.0601 | 0.0000 | SURCHARGED |
| 30 minute winter | 37 | 25 | 70.448 | 1.448 | 127.9 | 2.4597 | 0.0000 | SURCHARGED |
| 30 minute winter | 38 | 25 | 70.443 | 1.643 | 295.9 | 121.3061 | 0.0000 | SURCHARGED |
| 30 minute winter | 14 | 24 | 70.418 | 1.851 | 354.8 | 3.7787 | 0.0000 | SURCHARGED |
| 30 minute winter | 15 | 24 | 70.370 | 1.824 | 354.5 | 3.2227 | 0.0000 | SURCHARGED |
| 30 minute winter | 16 | 24 | 70.283 | 1.793 | 357.3 | 4.0151 | 0.0000 | SURCHARGED |
| 15 minute winter | 17 | 12 | 70.195 | 1.803 | 437.7 | 4.1443 | 0.0000 | SURCHARGED |
| 15 minute winter | 18 | 12 | 70.049 | 1.735 | 460.3 | 3.7354 | 0.0000 | SURCHARGED |
| 15 minute winter | 19 | 12 | 69.925 | 1.635 | 462.3 | 2.8892 | 0.0000 | SURCHARGED |
| 15 minute winter | 20 | 13 | 69.125 | 0.988 | 600.0 | 1.7460 | 0.0000 | SURCHARGED |
| 30 minute winter | 21 | 23 | 68.394 | 0.381 | 585.5 | 0.6728 | 0.0000 | OK |
| 120 minute winter | 22 | 84 | 67.877 | 1.546 | 449.3 | 2.7310 | 0.0000 | SURCHARGED |
| 360 minute winter | 23 | 352 | 67.757 | 1.747 | 229.7 | 3.0876 | 0.0000 | FLOOD RISK |
| 360 minute winter | Pond | 352 | 67.755 | 2.270 | 229.4 | 1463.4170 | 0.0000 | FLOOD RISK |
| 360 minute winter | 25 | 352 | 67.755 | 2.731 | 32.8 | 6.9504 | 0.0000 | FLOOD RISK |
| 15 minute summer | 26 | 1 | 64.974 | 0.000 | 10.7 | 0.0000 | 0.0000 | OK |
| 30 minute winter | 39 | 24 | 70.465 | 0.665 | 23.0 | 1.1720 | 0.0000 | SURCHARGED |
| 30 minute winter | 40 | 25 | 70.455 | 0.905 | 41.7 | 1.4123 | 0.0000 | SURCHARGED |
| 30 minute winter | 41 | 24 | 70.471 | 0.471 | 13.4 | 0.7485 | 0.0000 | SURCHARGED |
| 30 minute winter | 42 | 24 | 70.467 | 0.967 | 69.6 | 2.4205 | 0.0000 | SURCHARGED |
| 15 minute winter | 43 | 12 | 71.106 | 1.406 | 46.3 | 2.9731 | 0.0000 | FLOOD RISK |
| 15 minute winter | 44 | 12 | 71.049 | 1.849 | 97.1 | 3.8805 | 0.0000 | FLOOD RISK |
| 15 minute winter | 45 | 12 | 70.939 | 1.839 | 77.6 | 2.0794 | 0.0000 | FLOOD RISK |
| 15 minute winter | 46 | 12 | 70.772 | 1.822 | 109.0 | 3.1976 | 0.0000 | FLOOD RISK |
| 15 minute winter | 47 | 12 | 70.411 | 1.587 | 151.5 | 3.0532 | 0.0000 | SURCHARGED |
| 15 minute winter | 48 | 12 | 69.794 | 1.531 | 600.9 | 2.7055 | 0.0000 | SURCHARGED |
| 15 minute winter | 49 | 12 | 70.916 | 1.416 | 24.2 | 2.2432 | 0.0000 | FLOOD RISK |
| 15 minute winter | 50 | 12 | 70.451 | 1.626 | 98.7 | 3.7355 | 0.0000 | SURCHARGED |
| 15 minute winter | 51 | 13 | 71.194 | 1.251 | 53.0 | 1.6140 | 0.0000 | FLOOD RISK |
| 15 minute winter | 52 | 13 | 71.407 | 1.343 | 52.6 | 2.4610 | 0.0000 | FLOOD RISK |
| 15 minute winter | 53 | 13 | 71.504 | 1.239 | 37.3 | 2.3926 | 0.0000 | FLOOD RISK |
| 15 minute winter | 54 | 13 | 71.506 | 1.181 | 7.5 | 1.3351 | 0.0000 | FLOOD RISK |
| 15 minute winter | 55 | 14 | 71.419 | 2.044 | 148.1 | 24.7599 | 0.0000 | FLOOD RISK |
| 15 minute winter | 56 | 14 | 71.462 | 1.662 | 36.5 | 1.8795 | 0.0000 | FLOOD RISK |
| 15 minute winter | 57 | 12 | 71.329 | 2.126 | 95.0 | 3.7359 | 0.0000 | FLOOD RISK |
| 15 minute winter | 58 | 12 | 71.253 | 2.101 | 133.5 | 4.0879 | 0.0000 | FLOOD RISK |
| 15 minute winter | 59 | 12 | 70.700 | 1.722 | 125.0 | 1.9474 | 0.0000 | SURCHARGED |

Michael Sexton

From: Polly field <cllr.field@caldecote.gov.uk>
Sent: 11 October 2021 15:56
To: Michael Sexton
Cc: Alan Melton; k.reeves@caldecote.gov.uk
Subject: Caldecote PC response re: 21/02265/FUL

Dear Mr Sexton

Re: 21/02265/FUL

I understand the position of Caldecote Parish Council on this application is incorrectly stated. It was agreed at the Caldecote Parish Council meeting on 3rd June 2021, and minuted in <https://caldecote.gov.uk/wp-content/uploads/2021/07/Minutes-3rd-June-2021.pdf>, that:

It was **RESOLVED** to object to the application on the grounds of overdevelopment and overcrowding of the site, the location outside the village development framework and the inappropriate nature of the development for a semi-rural location. If officers are inclined to support the application, the Parish Council requests that it be sent to the Planning Committee for a decision. It was further resolved that the issues identified in Mr Claridge's report (attached) be noted in the comments from the Parish Council. Proposed JB, seconded JL. Cllr T Hawkins abstained from the vote.

Mr Claridge's report referenced above is attached at the end of the letter

Please ensure that this corrected position is taken into account when considering this application

Kind Regards

Cllr Polly Field

Chair Caldecote Parish Council

We encourage the Parish object in principle to the Linden phase 2 application:

- Previous outline consent was only given because, at that time, there was not a 5 year land supply, so the NPPF overrode the Local Plan. That no longer applies, so development should be according to the Local Plan.
- South Cambs objected to the previous application for outline consent sufficiently strongly to challenge the plan through to Public Inquiry. All the reasons for objection still stand. All that has changed is that the Local Plan now has force.
- Development of the site would go against the Local Plan: It is outside the village development boundary, and is not listed as an exception site. Therefore it should not be developed.

- Even if it were deemed as inside the village boundary, Highfields Caldecote is a Group Village, so development should be limited to 8 houses for a greenfield site, or 15 for a brownfield.
- All the brownfield land on the whole site was taken into the Phase 1 development, so this area was then greenfield, and should still be treated as such, to avoid benefitting developers for putting tarmac on top of a greenfield site.
- Allowing this development would give rise to precedents for developments going against the Local Plan.

Included with that objection we would like the Parish to include the following comments to SDCD in the event the application is successful:

Boundary with houses on Clare Drive & Damms Pastures.

- We wish to ensure that the requirement to retain the boundary vegetation with Clare drive is consistently stated. Note section 4.23 of the Landscape and visual impact assessment, section 4.23 quote: "Boundary vegetation [with Clare Drive] includes Hawthorn, Ash, Blackthorn and English Elm. This vegetation should be maintained where possible to reduce potential views of the residential properties of Clare Drive."
- Before any boundary vegetation is removed adjacent owners must be consulted and an agreement reached. For example Covayancing documentation from the construction of Clare Drive (and Damms Pastures) shows that the boundary runs down the centre of the vegetation separating the phase 2 development and Clare Drive. Linden can not make unilateral decisions on the boundary treatment.
- There are inconsistencies between the soft landscaping plan and the Landscape Assessment. We would like to verify the detailed plans, and intend that the existing trees and hedging should be retained, along the boundaries, and supplemented with native hedging, such as Hazel, Quickthorn etc.

Street Lighting

Please provide street lighting with the minimum light spillage where the development backs onto the gardens of adjacent properties. Please consider if street light is required after midnight.

Surface Water

- The detailed review of the drainage is still underway, any comments to follow in subsequent email.
- However we note that some of the phase 1 drainage that was supposed to be completed before phase 1 development commenced still has not been completed (the attenuation pond was not started as of a couple of weeks ago, as we can not see the eastern enclosing ditch). So maybe we can get the Phase 2 drainage installed before phase 2 building starts and encourage SDCD to police this ...

- Housing along the Clare Drive/Damms Pastures boundary should be built at the natural land level. The ground level should not be raised, as has been previously proposed.

Public footpaths

We would welcome early completion of the footpath (even with temporary routing) to complete another circular walk from East drive/hardwick woods.

Sewage

Still have concerns about all of the additional sewage. The sewage pumping station associated with the site should have temporary underground storage in excess of what normally be provisioned to average out the rate sewage is pumped into the village.

Agenda Item 6



**South
Cambridgeshire**
District Council

Report to:

South Cambridgeshire District
Council Planning Committee

09 February 2022

Lead Officer:

Joint Director of Planning and Economic Development

21/03039/FUL – Bancroft Farm, Church Lane, Little Abington, Cambridge, CB21 6BQ

Proposal: Demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office

Applicant: c/o Agent, Cheffins

Key material considerations: Principle of Development

Housing Provision

Protected Village Amenity Area

Character / Visual Amenity

Heritage Impact

Biodiversity

Landscaping

Trees

Flood Risk and Drainage

Highway Safety, Management of Roads and Parking

Residential Amenity

Renewables / Climate Change

Open Space Provision

Contamination

Developer Contributions

Other matters

Date of Member site visit: None

Is it a Departure Application: No

Decision due by: 16 February 2022

Application brought to Committee because: Officer recommendation is contrary to Little Abington Parish Council's recommendation of refusal; referred by officers through the Planning Delegation meeting given the Planning Committee's consideration of the previous application on the site (ref. S/3921/19/FL)

Officer Recommendation: Approval

Presenting Officer: Michael Sexton

Executive Summary

1. This application seeks full planning permission for the demolition of existing dilapidated agricultural buildings and hardstanding, the erection of five residential dwellings and the conversion of two redundant barns to form a detached dwelling and an office building.
2. The site is located within the development framework boundary and conservation area of Little Abington. To the south of the site is the Parish Church of St Mary the Virgin, a Grade II* Listed Building. To the east of the site is a Protected Village Amenity Area (PVAA) which covers a wide area of open land to the rear of the site (east). The northern and eastern boundaries of the site abut the PVAA designation.
3. The application follows the refusal of a scheme for the erection of six dwellings and the change of use and conversion of two barns to office space, reference S/3921/19/FL, refused by the Council's Planning Committee in February 2021. Two reasons for refusal were cited, including harm to the PVAA by virtue of encroachment into this designation, and harm to the character of the conservation area and setting of the Church of St Mary by virtue of the developments siting, scale and massing, in particular Plots 1 and 6.
4. The application has sought to address the previous reasons for refusal. The site boundary does not encroach into the PVAA designation and the number of units proposed has been reduced, along with alterations to the siting and scale of several proposed dwellings.
5. Officers are satisfied that the proposal would accord with Policy NH/11 of the Local Plan (PVAA) and has responded positively to the first reason for refusal of the previous scheme, with a site boundary that now solely abuts the designated area rather than encroaching into it.
6. In character and heritage terms, and in response to the second reason for refusal of the previous scheme, improvements have also been made. A single Plot occupies the northern portion of the site (previously two) allowing for additional landscaping on the western boundary of the site and a reduction in the prominence of Plot 1. Plot 6 has been sited slightly further into the site away from Church Lane and reduced in scale.
7. Officers are satisfied that the alterations to what is now Plot 1 and associated landscape works respond positively to the previous reason for refusal. Similarly Plot 6 is improved in design terms but would remain evident in street scene views and towards the Church of St Mary and is finely balanced, but not considered sufficiently harmful to warrant a refusal of the application. The one and a half storey dwelling within the development now occupies Plot 2 to

improve views of the church from the public right of way that runs to the east of the site.

8. Noting that the Council's Conservation Officer identifies no harm in heritage terms (previously less than substantial) and Historic England have offered no comment, officers consider that, on balance, the development would be acceptable in design and heritage terms.
9. The scheme has therefore, on balance, been recommended for approval subject to planning conditions.

Relevant planning history

10. S/3921/19/FL – Erection of 6 no. dwellings and the change of use and conversion of 2no. agricultural barns to office space (Use Class B1(a) following the demolition of agricultural buildings and removal of hardstanding and associated works (Re-submission of S/1388/19/FL) – Refused.
11. S/1388/19/FL – Erection of 6no. dwellings and the change of use and conversion of 2no. agricultural barns to office space (Use Class B1(a) following the demolition of agricultural buildings and removal of hardstanding and associated works – Withdrawn.
12. S/2051/93/PNA – Grain Storage Bin – Have no objections to.
13. S/0433/85/O – Residential development (three houses) – Appeal Dismissed.
14. S/1957/84/O – Residential development conversion of barns and erection of houses – Refused.

Planning policies

National Guidance

15. National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2019

South Cambridgeshire Local Plan 2018

16. S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/6 – The Development Strategy to 2031
S/7 – Development Frameworks
S/10 – Group Villages
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
 NH/4 – Biodiversity
 NH/11 – Protected Village Amenity Areas
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 E/12 – New Employment Development in Villages
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 SC/9 – Lighting Proposals
 SC/10 – Noise Pollution
 SC/11 – Contaminated Land
 TI/2 – Planning for Sustainable Travel
 TI/3 – Parking Provision
 TI/8 – Infrastructure and New Developments
 TI/10 – Broadband

South Cambridgeshire Supplementary Planning Documents (SPD):

17. Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire Flood and Water SPD – Adopted November 2016
 District Design Guide SPD – Adopted March 2010
 Landscape in New Developments SPD – Adopted March 2010
 Biodiversity SPD – Adopted July 2009
 Listed Buildings: Works to or affecting the setting of SPD – Adopted July 2009
 Development Affecting Conservation Areas SPD – Adopted January 2009
 Open Space in New Developments SPD – Adopted January 2009
 Trees & Development Sites SPD – Adopted January 2009

Consultation

18. **Little Abington Parish Council** – Objection.

December 2021

Little Abington Parish Council (LAPC) met to discuss this application on Wednesday 1 December 2021. Three members of the public summarised their objections. There was a unanimous objection to it from the four members of LAPC who were present for the following reasons:

- Rural character: While we agree that the Bancroft Farm site needs some development we still feel that this amended application does not do enough to fit in with the rural character of this corner of the village. The new visualisations in the Design and Access Statement are misleading. They show the view down Church Lane towards the church with trees in leaf on one side of the road and bare on the other, as well as a new large tree that must be planted in the middle of the service road. They therefore do not offer a realistic preview of the site after construction.
- We still feel that an office is unnecessary, given that there are numerous empty offices on Granta Park and elsewhere in the vicinity.
- Road safety: We are still concerned that safety could be an issue on the tight bend near the church, especially as there could be extra parking and deliveries to the office.
- Drainage and flooding: Flooding is already an issue outside Bancroft Farm and we fear the creation of more hard standing will reduce the amount of land available for soakaway and increase the risk of flooding.
- PVAA: The boundary of the PVAA does not seem to be accurately drawn and so the site still encroaches on it.

Conditions

When an acceptable proposal has been submitted and approved, the following conditions would need to be included in the approval:

- Working hours restricted, given the proximity to residential property.
- Restricting delivery times given proximity to residential property and concerns about road safety.
- Routes for vehicles to and from the building site to be defined, given the narrow roads into and out of the village and concerns about road and pedestrian safety.
- Arrangements for building site parking because of concerns about parking on footways, parking on narrow roads, access to the church, and road and pedestrian/cyclist safety.
- Keeping the area clean and tidy and any mud and mess on the roads to be dealt with at the end of each working day.
- Arrangements for storing building materials.
- Tree protection for the mature trees that are to be retained – when confirmed.
- Consideration must be given to protecting the PVAA during the building works.
- Making good any damage to road surfaces, kerbs, pavements and verges as a result of the building work and the associated heavy traffic.

August 2021

Little Abington Parish Council (LAPC) met to discuss this application on Tuesday 3 August 2021. Four letters of objection were received, and one member of a household summarised his objections at the meeting. We understand from the applicant that more information to support the application was being prepared. The Parish Council based its decision on the information that was available.

We welcome the revised layout to avoid infringing the PVAA, but there was a unanimous objection to the proposal for many of the same reasons as we gave in December 2019 and April and October 2020.

We agree that the Bancroft Farm farmyard site, which has been left to fall into disrepair and neglect, should be used for housing that meets the village's needs. Following consultation with residents, the site was identified as a potential small development of up to six dwellings suitable for downsizing. We did not envisage that it would be a mixed development of housing and offices.

Our objections can be summarised as follows:

- Rural character: The proposed site remains an overly dominant and prominent form of development in the conservation area where the hardcore appearance of roads, dwellings, carports and pavement and the inevitable loss of trees will detract from the current tree-lined vista towards the church. This was one of the principal reasons that the Planning Committee voted to refuse permission for the previous plans, and the present submission does not address this fundamental objection. With the current increased emphasis on sustaining and indeed enhancing biodiversity and tree cover the grounds for objection are stronger. The rural character and sense of tranquillity of this Little Abington lane are a priceless asset that should not be destroyed.
- Offices: Retaining one barn as an office is unnecessary in the current climate where there is a move towards working from home and where office accommodation on Granta Park and in other villages nearby is unoccupied. Should the offices be occupied, we foresee the parking spaces allocated to office workers not being sufficient, assuming they travel to work by car, resulting in dangerous additional parking along Church Lane and near the blind corner close to the church.
- Drainage and flooding: The corner of Church Lane regularly floods after heavy rain (and was almost impassable following the storm on Tuesday 20 July). Despite the promise to include drainage systems on the site, plus dredging and clearing of ditches, we foresee the creation of more hard standing reducing the amount of land available for soakaway and increasing the risk of flooding.

Conditions

When an acceptable proposal has been submitted and approved, the following conditions would need to be included in the approval:
(see above December 2021 comments)

19. **Anglian Water** – No comments to offer.
20. **Cadent Gas Ltd** – No objection.

Request an informative relating to Cadent Gas owned gas infrastructure within the area.

21. **Conservation Officer** – No objection.

Some further revisions have been made to the scheme as follows:

Changes to dwellings

The existing barn which is now being converted to residential has retained the lower linear section to the road albeit rebuilt slightly taller and has removed the hips to the roofs. These changes have answered my previous concerns. Plots 2 and 3 have been swapped so that the taller 1.5 storey dwelling faces the entrance, and the single storey building in its new position allows improved views of the church when walking along the right of way to the rear of the site.

Changes to layout

The visitor parking spaces have been removed and the access through the site has been marked as a non-tarmac finish which fits with the rural aesthetic of the area.

Landscaping

On the previous layout the landscaped buffer appeared to extend along Church Lane between the road and Plot 1. This looks to have been reduced in this layout and the 3D views of the entrance to the site show a very open site with low hedges and railings which will greatly alter the rural character of the site.

This has been changes with the landscape buffer extended to continue to the edge of the site along Church Lane. The railings are removed, and the hedges are shown as higher although this a landscaping condition will be required to ensure that an appropriate buffer is planted.

Taking the above into account, I consider that this proposal will not harm the character of the conservation area or the setting of St Mary's Church.

The proposals will comply with Local Plan policy NH/14.

With reference to the NPPF and the effect on the setting and significance of the heritage asset paragraph 197 would apply.

Recommend conditions for window details, sample panel of facing materials non-masonry walling and roof details.

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

Recommend conditions for a detailed desk study and site walkover, a risk assessment, a remediation method statement, a verification report and the identification of any additional or unexpected contamination.

23. **Ecology Officer** – No objection.

Recommend a condition that works are carried out in accordance with the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment, the Bat Roost Characterisation Survey and the Reptile Survey and conditions requiring a Construction Ecological Management Plan (CEcMP) and a Landscape and Ecological Management Plan (LEMP).

24. **Environmental Health Officer** – No objection.

Recommend conditions requiring a Construction Environment Management Plan and a lighting scheme. Informatives relating to a demolition notice, piling, air source heat pumps, minimising the potential for disturbance to neighbouring residents, and statutory nuisance action are also provided.

25. **Historic England** – No comments to offer.

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

26. **Historic Environment Team (County Archaeology)** – No objection.

Recommend a condition for the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI)

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

Recommend conditions for visibility splays, access width, 6m radius kerbs, access falls and levels, bound material, future management and maintenance of the proposed streets, a traffic management plan, overhang and encroachment over public highway and provision of a 2 metre footway. An informative relating to works to or within the public highway is also provided.

28. **Sustainable Drainage Engineer** – Objection.

We have reviewed the SuDs Statement & FRA report dated August 2020 and have the following comments

Surface water drainage is proposed to be discharged into Anglian Water foul water network at reduced rate of 1l/s. While there is an agreement in principle in place with Anglian Water to discharge into the public sewer, we are not convinced that infiltration SuDs is not suitable for the site.

Both the superficial and underlying geology (chalk) are free draining which generally supports infiltration SuDs. Infiltration test results included in Appendix J of the report concludes suitable infiltration rates in areas of the site (SA02 and SA03). The report concluded that 'small scale solutions such as permeable paving may however be viable in the areas of SA02/03 only'.

In boreholes SA1 and SA2, it is noted that the holes were dug to 0.85m below ground level which consists of circa 0.3m deep made ground. Infiltration is naturally restricted in made ground, hence infiltration will only occur in 0.5m depth. Geology of the soil in the area indicates that below this depth is chalk which offers opportunity for infiltration SUDs at depths deeper than 0.8m.

The drainage strategy has not explored the use of infiltration SuDs where they are viable on the site.

We will recommend that infiltration SuDs are utilised in areas of the site where they are feasible, this may be combined with offsite discharge, where infiltration SuDS is deemed not to be sufficient to cater for runoff for all design rainfall events.

For the above reasons we are not able to support the proposed drainage strategy.

29. **Tree Officer** – further information / clarification required.

The TPP at Appendix 4 shows T7 in very close proximity to new hardstanding associated with Plot 1. This close proximity is unacceptable.

There are also concerns regarding the conflict between SUDS and other services with the retained trees. The SUDS information is out of date and needs to be amended. The scheme must not conflict with the retention of trees. This is also true of other services especially those serving Plot 1.

Given the potential conflict with services/drainage and retained trees their routing must be agreed prior to determination of the application. Services routing is therefore required to be included in the AIA.

Representations from members of the public

30. 27 representations from 13 residents/properties have been received raising objection to the proposed development. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

Biodiversity / Landscape

- Concerned about fate of a perfect beech tree T17.
- Development fails to meet planning expectations with an emphasis on biodiversity enhancements and tree, tree cover and hedge improvement.
- Impact on bat roosts (underestimated).
- Landscape proposals are a fantasy.
- Lighting impact on wildlife, including bats.
- Maintenance of future landscaping.
- Negative and detrimental impact to biodiversity, little enhancement of the site.
- Significant loss of trees along western edge.

- The current greenery along the western edge of the site provides a pollution and water absorbing, green avenue effect along Church Lane – this will be lost.
- The proposed wildflower meadow within the PVAA will not provide habitat for the birds or larger mammals.
- Trees retained require adequate protection.

Character / Design

- Bears no relationship in terms of character and appearance to the adjacent western side of the site.
- Building a property within 2 metres of the road edge would destroy the whole outlook of the road.
- Existing trees to be lost are characteristic of Church Lane.
- Fails to preserve local rural character.
- Layout is uncharacteristic, all existing houses/bungalows facing the site are set back from the road behind a tree lined vista.
- Low railings are inappropriate.
- Plans are suburban in nature and would detract from the characteristic rural quality of the immediate area.
- Plot 6 backs very close to the road and does not face it which is not in keeping.
- Plots 1 to 5 would be visually dominant and intrusive with walls, gable ends and roofs punctuated by few small windows and would detract from the street scene.
- Site is too small to accommodate the number of units proposed, development is too dense.
- Siting of Plot 6 will still detract from rural street scene and character.

Drainage / Flooding

- A lack of trees and more paved areas near the road will only add to the existing flood risk problem.
- Increased level of surface water draining into Church Lane.
- SuDS statement and FRA inaccurate and misleading.

Heritage

- Fails to preserve character and appearance of conservation area and setting of the church of St Mary.
- Overly dominant and prominent form of development.
- Siting of Plot 6 will still detract from views towards the church.

Highway Safety & Parking

- Additional parking on Church Lane, causing danger to pedestrians.
- Concern about traffic on such a narrow, dangerous bend.
- No provision for preventing vehicles accessing offices through the gap in the listed flint wall.
- The pavement running alongside the proposed new development appears to have increased to 2 metres in depth by narrowing Church Lane road.

Protected Village Amenity Area (PVAA)

- Gardens of Plots 1 to 4 lack depth and therefore dominate the PVAA.

- Northeast corner of the site still encroaches into the PVAA.
- Overspill of light across the PVAA.
- Site Plan has moved the PVAA from the border with Church Lane.

Office Provision

- Inappropriate location, office accommodation in the local Granta Park site is already under occupied.
- Likely to generate increased traffic flow and parking demands along Church Lane.
- Negative impact on existing access rights onto Church Lane.
- No demand for office space.
- The introduction of a start-up business in a rural, conservation area is not appropriate, not warranted in this residential location.

Other Matters

- Misleading visual and verbal representation in the Design and Access Statement; exaggerated trees covering proposed units.
- No objection to housing on the site if designed appropriately and sympathetically.
- Planning Committee should visit the site.
- The proposal is an improved design but remains inappropriate.
- The proposal shows the demolition of half of Barn B and a large part of Barn A with no explanation why this is required.
- The Street View shows a hedge on both sides of the entrance to the site, but this is not shown on the site plan

The site and its surroundings

31. The site is located within the development framework boundary and Conservation Area of Little Abington. To the south of the site is the Parish Church of St Mary the Virgin, a Grade II* Listed Building, while to the south east of the site is no.36 (Church view) Church Lane, a Grade II Listed Building.
32. To the east of the site is a Protected Village Amenity Area (PVAA) which covers a wide area of open land to the rear of the site (east). The PVAA abuts the eastern boundary and northern boundaries of the site. To the north, south and west of the site are residential properties.
33. There are Tree Preservation Orders to the north, east and west of the site but none within the boundaries of the site itself.
34. A public right of way (footpath) runs in a north-south direction to the east of the site connecting Cambridge Road (A1307) to Church Road, approximately 32 metres from the eastern boundary of the site.
35. The site lies within flood zone 1 (low risk).

The proposal

36. This application seeks full planning permission for the demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office.

Planning Assessment

37. The key issues to consider in the determination of this application are the principle of development, housing provision, Protected Village Amenity Area (PVAA), character / visual amenity, heritage impact, biodiversity, landscaping, trees, flood risk and drainage, highway safety, management of roads and parking, residential amenity, renewables / climate change, open space provision, contamination, developer contributions and other matters.

Relevant Planning History

38. The application follows the refusal of a previous planning application for the erection of six dwellings and the change of use and conversion of two agricultural barns to office space, refused by the Council's Planning Committee in February 2020 under planning reference S/3921/19/FL. The refusal notice contained the following two reasons for refusal:

1. The application site is located adjacent to, and partially within, a Protected Village Amenity Area which provides a significant contribution to the legibility of the village, maintaining an important area of open land at the centre of the village that supports the rural character, amenity and sense of tranquillity of Little Abington.

The proposed development, by virtue of its encroachment into this Protected Village Amenity Area, would undermine the undeveloped nature and rural character at the centre of the village, failing to preserve the local rural character, amenity and sense of tranquillity of the area or provide a place-responsive, and legible form of development. The proposal would therefore fail to accord with Policies S/7, HQ/1 and NH/11 of the South Cambridgeshire Local Plan 2018 and the provisions of the National Planning Policy Framework 2019, particularly paragraphs 127 and 130.

2. The proposed development, by virtue of its siting, scale and massing would significantly erode the relatively undeveloped nature of the application site and its rural quality, which contributes positively to the existing character of the Conservation Area. The siting of Plots 1 and 6, being located adjacent to the public highway, would represent an overly dominant and prominent form of development which would detract from the character and appearance of the conservation area.

Furthermore, by virtue of their siting, Plots 1 and 6 would be evident in

street scene views to the south towards Church of St Mary the Virgin, a Grade II* Listed Building, impacting on its setting. When viewed from the east, along the public right of way, views of the Church would be further eroded due to the inappropriate scale and massing of the proposed development.

The proposal would therefore fail to preserve or enhance the character and appearance of the Conservation Area and setting of the Church of St Mary the Virgin. It is not considered that the proposal results in public benefits that would outweigh the harm to the significance of the Conservation Area and the Grade II* listed church.

The proposal is therefore contrary to Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018 that require development proposals to sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance, the Council's Listed Building and Conservation Area Supplementary Planning Documents and the provisions of the National Planning Policy Framework 2019, chapter 16.

39. This planning application has sought to address the previous reasons for refusal, which are considered within this report.

Principle of Development

40. The site is located within the development framework boundary of Little Abington.
41. Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that: a) development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and b) retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and c) there is the necessary infrastructure capacity to support the development.
42. Little Abington is identified as a Group Village under Policy S/10 of the Local Plan, which states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages.
43. The supporting text to Policy S/10 details that Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.

44. While matters of scale, density, character, biodiversity, and heritage are considered in more detail below, there is no in-principle objection to the development of six residential properties on the site through the erection of five new dwellings and the conversion and extension of an existing barn to residential use.
45. Officers do not consider that the present state of the site forms an essential part of the local character of the area which would rule out the potential for development, while the quantum of development proposed would accord with the thresholds set out in Local Plan policy for Group Villages, with the necessary infrastructure capacity to support the development (i.e., no more than 8 dwellings).
46. Policy E/12 of the Local Plan deals with new employment development in villages and states that within development frameworks in villages, planning permission will be granted for new employment development (B1, B2 and B8 uses) or expansion of existing premises provided that the scale of development would be in keeping with the category and scale of the village and be in character and scale with the location.
47. The application proposes the conversion of an existing agricultural barn into an office building (B1 use), creating approximately 100sqm of office floor space. The Planning Application Form and Planning Statement do not specify the anticipated number of full or part time staff arising from the proposal, with the Planning Statement setting out that the office has been designed to provide a small start-up unit.
48. Officers consider that the level of office floor space generated by the proposal would be of an acceptable scale with the status of Little Abington as a Group Village.
49. There is no in-principle objection to the erection of five dwellings on the site and the conversion of two existing barns into a residential dwelling and office building respectively, which would accord with the principles of Policies S/7, S/10 and E/12 of the Local Plan.

Housing Provision

50. The application seeks full planning permission for the erection of five residential dwellings and the conversion of an existing barn to residential use as part of the proposed development.

Housing Density

51. Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Group Villages but that the net density on a site may vary from where justified by the character of the locality, the scale of the development, or other local circumstances.

52. The site measures approximately 0.47 hectares in area. However, the application includes the conversion of an existing barn into office space which would occupy approximately 0.17 hectares of the site. The development of 5 dwellings across the remaining 0.3 hectares of the site, including the conversion of an existing barn, would equate to a net density of approximately 17 dwellings per hectare.
53. The density of development is significantly lower than the average requirement of 30 dwellings per hectare. However, given the sensitive location of the site within Little Abington Conservation Area, the character of the local area and the rural nature of the sites surroundings, the density is considered acceptable in this instance.
54. The proposal would accord with Policy H/8 of the Local Plan.

Market Housing Mix

55. Policy H/9 of the Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities.
56. Policy H/9(3) requires the mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances.
57. The application proposes the development of 2x2-bed dwellings, 3x3-bed dwellings and 1x4-bed dwelling, including the conversion and extension of an existing barn into a 2-bed dwelling (Plot 5).
58. Officers are satisfied that the proposed development would provide a reasonable mix of market houses, with no evidence available to suggest that such a mix would not be appropriate to local circumstances.
59. Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property and split evenly between affordable and market homes in the development.
60. Except for Plot 2 all residential units proposed are single storey properties with all accommodation on the ground floor.
61. The proposal would accord with Policy H/9 of the Local Plan.

Affordable Housing

62. Policy H/11 of the Local Plan requires that all developments of 11 dwellings or more, or on sites of less than 11 units if the floor space of the proposed units exceeds 1,000sqm should provide affordable housing.

63. However, NPPF paragraph 64 is a material consideration and states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). A major development can be defined as 10 dwellings or more.
64. The development proposes six residential dwellings which would not exceed 1,000sqm of floor space. Therefore, no affordable housing is required as part of the development.
65. The proposal would not conflict with Policy H/11 of the Local Plan and NPPF guidance.

Residential Space Standards

66. Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.
67. The five proposed dwellings would accord with Policy H/12 of the Local Plan.
68. As Plot 5 is a converted and extended barn Policy H/12 is not strictly applicable as it applies to new build dwellings rather than conversions. Nonetheless, officers note that Plot 5 would exceed the required standards of Policy H/12
69. The proposal would accord with Policy H/12 of the Local Plan.

Protected Village Amenity Area

70. The eastern and northern boundaries of the site abut a Protected Village Amenity Area (PVAA), which covers an area of approximately 3.94 hectares.
71. The area identified as a PVAA was originally designated as a special policy area in the 1993 Local Plan:

Policy Abington 1: The District Council will resist development in the special policy area between Cambridge Road and Church Lane as indicated in the inset proposals map.

72. The supporting text further detailed that:

The area of open land to the north of Church Lane and south of Cambridge Road provides for an important rural character in this part of the village. As such there should be a general presumption against built development on this area.

73. The area received its identification as a PVAA in the 2004 Local Plan when the designation was introduced:

POLICY SE10: Protected Village Amenity Areas (PVAA) are defined within village framework boundaries in order to identify undeveloped land, the retention of which is of importance to the character, amenity and/or functioning of the village as a whole. Development of such areas will not be permitted if it would be harmful to the distinctive qualities and functioning lying behind their inclusion in the PVAA.

74. The relevant supporting text further detailed that:

The area of open land to the north of Church Lane and south of Cambridge Road provides for an important rural character in this part of the village. As such there should be a general presumption against built development on this area and consequently it is allocated as a Protected Village Amenity Area (paragraph 36.19).

75. The area designated as a PVAA has therefore been considered to make an important contribution to the rural character of the village for some time, as an area of open land to the north of Church Lane and south of Cambridge Road.
76. In terms of adopted policy, and the policy against which the proposal must be assessed, Policy NH/11 of the Local Plan states that Protected Village Amenity Areas are identified on the Policies Map where development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.
77. The supporting text in paragraph 6.40 of the Local Plan details that PVAAs have been designated on sites within village frameworks in order to safeguard those areas of undeveloped land within villages which are important to retain. Some of the PVAAs may have important functions for the village such as allotments, recreation grounds and playing fields whilst others have an important amenity role in providing a setting for buildings or offer tranquil areas where there is minimum activity. Not all PVAAs have public access as some undeveloped areas which are important may be private gardens. They also vary from those which are very open to visual penetration to those which may be enclosed or semi-enclosed.
78. In this instance, the PVAA is relatively enclosed. The northern, eastern and southern boundaries of the PVAA abut residential development, which restricts views through to the designated area from the public highway / public realm outside of private garden areas. The western boundary of the PVAA abuts the application site and a small section of Church Lane. The existing structures within the application site and an existing boundary wall adjacent to the public highway restrict clear views through to the PVAA from most of Church Lane, while mature trees along Church Lane further restrict clear open views, although there are glimpses between the trees and it is evident that an open space lies behind the tree line.
79. The main view through to the PVAA is found towards the north-western corner of the PVAA, beyond the northern boundary of the application site, where Church Lane connects with Bourn Bridge Road. On approach from the west

along Bourn Bridge Road there is a more open view into the PVAA where there is a gated access and less natural screening present.

80. In terms of public access, a public right of way (footpath) runs in a north-south direction to the east of the application site, connecting Cambridge Road (A1307) to Church Road, approximately 32 metres from the eastern boundary of the site, through the PVAA. This provides an element of public accessibility to the PVAA.
81. The application site abuts the boundary of the PVAA but does not encroach into it, seeking to address the first reason for refusal associated to application S/3921/19/FL.
82. The principle of new residential development adjacent to the PVAA is not considered to conflict with the purposes of the PVAA designation, nor would the conversion of an existing building into office use, noting that the PVAA is already surrounded by residential development and is relatively enclosed. To further soften the impact of the proposed development additional planting is to be incorporated along the northern and eastern boundaries of the site within the PVAA.
83. Policy NH/11 of the Local Plan cites matters of character, amenity, tranquillity and function as the key points of consideration.
84. The area from which the presence of the PVAA is most notable from the wider public realm, aside from the public right of way, is the approach to Church Lane from the west along Bourn Bridge Road. This approach is the main area from which the PVAA and open undeveloped land within the middle of the village is particularly evident, contributing positively to the rural character of the area. The proposed development does not encroach into this area and therefore the immediate character is retained.
85. Sitting adjacent to the PVAA, the proposal is not considered to significantly compromise the amenity and tranquillity of the village. Furthermore, the proposal is not considered to result in significant harm to the function of the PVAA within the village, which is an area of open land to the north of Church Lane and south of Cambridge Road providing an important rural character in this part of the village; this purpose is clear from how the area has been considered since the 1993 Local Plan.
86. The proposal would accord with Policy NH/11 of the Local Plan.

Character / Visual Amenity

87. The site and surrounding area present a distinctive rural character, particularly given the relatively undeveloped nature of the application site and the large area of open space to the east. However, there are notable differences in the existing built form of development in the immediate area in terms of scale, siting and form, all of which contribute to the overall character and visual amenity of the area.

88. The development to the west of the site comprises a mixture of single storey, one and a half storey and two storey residential properties finished in facing brickwork and/or render with tiled roofs. These properties front onto Church Street and are set back from the public highway within relatively spacious plots. To the north of West Field, a public highway off of Church Street opposite the application site, the properties are predominantly single storey while to the south of West Field the properties take on a two storey form. Although the front gardens of these properties are generally open areas of soft landscaping and private driveways, the properties to the south of West Field have large detached single storey garages close to, and almost abutting, the public highway, which are evident in street scene views.
89. The development to the south of the site comprises two storey residential properties which vary in terms of their design, form and appearance. The siting of the properties also varies with some set back from the public highway and others built much closer to, (i.e., no.40 Church Lane) or even abutting, the public highway (i.e., no.36 Church Lane).
90. The properties along Bourn Bridge Road to the north west of the site are typically large detached two storey residential properties which form a linear pattern of development along either side of the public highway. These properties are all set back within their plots with spacious open front gardens and private driveways. The architectural form of the properties varies, as does their external appearance, which incorporate a range of materials including red and cream facing brickwork, weatherboarding, cladding and render with tiled roofs.
91. The siting of the existing buildings within the application site also contribute to the character of the area. Notably, the site contains a single storey barn which abuts the public highway and is evident within street scene views, a building which is to be largely retained (and extended away from the public highway) as part of the proposed development.
92. The five proposed dwellings within the site have been arranged in a courtyard form in response to the rural character of the area and the historic layout of the barns on site. The entrance to the site has two areas of informal open space on either side which contribute positively to the low-density arrangements of the site and surrounding area, along with the general character of the area where large open front gardens with areas of soft landscaping are common.
93. The dwellings, as amended, have been designed to reflect a simple agricultural form and to appear as barn conversions with simple and modest fenestration detailing, a positive response to the context of the site and its historic use. This is continued through the proposed use of materials which includes the use of flintwork, buff brick, black weatherboarding, rustic red pantiles, timber framed windows and wooden barn doors and window shutters.
94. In terms of scale, the dwellings provide four single storey properties and a one and a half storey property (Plot 2) located relatively centrally in the site and

adjacent to the site entrance. The single storey properties provide slight variations in ridge heights ranging from approximately 5.5 metres to 6 metres. Plot 2 provides a ridge height of approximately 7.5 metres as the tallest proposed dwelling on the site.

95. Plot 5, the converted barn, retains its main 5 metre ridge (approx.) with a subservient single storey addition incorporated into the design with a ridge height of approximately 4.7 metres.
96. The general scale proposed is reflective of the varied scale of development in the surrounding area and is considered to be in keeping with the character of the area.
97. Officers acknowledge that the proposed development would have an impact on the existing character of the area by virtue of the removal of a significant number of trees and the introduction of a built form of development. However, as discussed in detail later in this report, the documents submitted set out that the trees removed are moderate or low quality and value, with the higher value trees retained and protected, and new landscaping incorporated into the development.
98. Although the development would introduce a new form of built development near to Church Lane, in particular Plots 1 and 6, this is not considered to be out of keeping with the character of the area. As noted above, an existing single storey barn within the site abuts the public highway and is to be retained, extended and converted into residential use.
99. Furthermore, immediately to the south of the site is no.40 Church Lane, a two storey dwelling which is sited approximately 2 metres from the edge of the public highway, while two detached single storey garages on the opposite side of Church Lane are also sited close to the edge of the highway. No.36 Church Street, a two storey dwelling to the south of the site (albeit 'round the corner' from the application site), also abuts the public highway. These buildings are all evident in street scene views and contribute to the overall character of the area.
100. In terms of the proposed barn conversions, a modest and subservient extension is proposed to Barn B, which would form Plot 5 of the residential development, while Barn A is largely retained with a small section to be demolished. The only other changes to the buildings relate to their fenestration and external appearance. The existing barns are in a relatively poor state of repair and therefore the proposed conversions would represent a visual enhancement.
101. Consideration is given to the second reason for refusal associated to the previous scheme and how the current application has sought to respond, noting that the siting and scale of Plots 1 and 6 formed part of that reason.
102. The northern portion of the site is occupied by a single dwelling (Plot 1) where previously two dwellings were proposed (Plots 1 and 2). Given the reduction in the number of Plots the proposed dwelling is sited further from the western boundary of the site and away from Church Lane, reducing its impact and

prominence in street scene views. The proposed siting of Plot 1 also allows for a greater amount of soft landscaping along the western boundary of the site than previously proposed. The proposed siting and additional soft landscaping are considered positive design responses to the previous reason for refusal and to the rural character of the area.

103. In terms of Plot 6, the proposed dwelling has been reduced in height by approximately 0.8 metres to approximately 5.5 metres and sited away from the existing boundary wall by approximately 0.9 metres (previously sited abutting the boundary wall) to the previous scheme. By way of comparison, Plot 5 to the rear of Plot 6 which is formed from the existing converted barn that abuts the western boundary of the site has a maximum ridge height of approximately 5 metres. Plot 6 would remain evident in street scene views, but the degree of harm has been reduced.
104. Officers are satisfied that the alterations to Plot 1 and associated landscape works respond positively to the previous reason for refusal and its prominence has been significantly reduced. Similarly Plot 6 is improved in design terms but would remain evident in street scene views and views towards the Church of St Mary and is finely balanced. However, short of removing Plot 6 from the scheme all together, a single storey property in this location will be evident in street scene views, but it's scale and appearance is comparable to the existing barn to the south (Plot 5), which abuts the public highway. Therefore, officers do not consider the impact of Plot 6 to result in sufficient harm to warrant a refusal of the application.
105. Although heritage is considered in more detail below, no objection is raised by the Council's Conservation Officer to the proposed development, who identifies no harm in heritage terms (previously less than substantial).
106. The overall design, scale, form, appearance and detailing of the proposed development is considered acceptable and to include a variety of interest within the development, which draws on the context of its location and historic form. Officers consider that the materials palette and architectural detailing includes variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness.
107. To ensure that the quality of development is taken through to completion in a manner which is fully compatible with its location, officers consider it reasonable and necessary to impose conditions requiring details of all external materials and boundary treatments.
108. On balance, and subject to the recommended conditions, the proposal is considered to accord with Policy HQ/1 of the Local Plan.

Heritage Impact

109. Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay "special regard to the desirability of preserving

the (listed) building or its setting or any features of special architectural or historic interest which it possesses”.

110. Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay “special attention to the desirability of preserving or enhancing the character or appearance of that area”.
111. Chapter 16 of the NPPF focuses on conserving and enhancing the historic environment.
112. In considering the potential impacts of development, paragraph 199 of the NPPF states that great weight should be given to the asset’s conservation with paragraph 200 of the NPPF detailing that any harm to, or loss of, significance should require clear and convincing justification. Paragraph 201 of the NPPF sets out that where a proposed development will lead to substantial harm to a designated heritage assets consent should be refused, unless that harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 202 of the NPPF details that where a development will lead to less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposal.
113. Policy NH/14 of the Local Plan sets out support for development proposals when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the NPPF. Policy HQ/1 of the Local Plan also requires development to conserve or enhance important natural and historic assets and their settings.
114. The designated heritage assets of relevance to this application are the Little Abington Conservation Area and the Parish Church of St Mary the Virgin, a Grade II* Listed Building to the south of the site. Officers also note the potential for archaeology on the site.
115. The application has been subject to formal consultation with Historic England and the Council’s Conservation Officer. Cambridgeshire County Council’s Historic Environment Team has also made formal comment on the application in respect of archaeology.
116. Historic England have offered no comment on the application, suggesting that the input of the Council’s specialist conservation and archaeological advisors are sought. Officers acknowledge that Historic England raised no objection to the previous application.
117. The Council’s Conservation Officer raises no objection to the proposal and refers to the revisions that have been made to the scheme, responding more positively to its potential impact on the relevant heritage assets. The comments conclude that, subject to conditions, the proposal will not harm the character of the conservation area or the setting of St Mary’s Church.
118. As noted above, the application presents a layout which is considered to replicate an agricultural yard with converted barns, which references the historic

character of the site. The development has been designed to reflect barn conversions in both scale and appearance with simple and modest fenestration detailing and responsive external materials, again in response to the historic context of the site. The scheme is considered to appear as a low-key development of converted buildings, which is in keeping with the overall character of the conservation area.

119. A landscape buffer has been incorporated along part of the western edge of the site to soften the edge of the development, transitioning from the more open and rural setting to the north and east to the more intensive residential development to the south and existing boundary wall which abuts the public highway; a larger buffer than the previously refused scheme. Key trees are to be retained at the entrance to the site, further maintaining a softer rural edge to the site. This overall transition is considered to contribute to the approach to the conservation area.
120. Although a greater volume of built form is introduced onto the site and would therefore inevitably have an impact on the character and appearance of the conservation area, the overall design, scale and appearance of the development is considered responsive to this constraint. Nonetheless, officers acknowledge that the development would result in a minor detrimental impact to the character of the conservation area through the additional built form, including its presence within the street scene.
121. In terms of the setting of the church, direct views would remain along Church Lane to the south, although additional built form within the site would be evident. However, as noted above, the overall design, scale and appearance of the development is considered acceptable. When considering the previous refusal, the impact of Plot 1 is significantly reduced while Plot 6, although visible within street scene views by virtue of its siting, has been sited slightly further into the site and is comparable in scale and appearance to existing buildings immediately to the rear, mitigating its impact on the setting of the church.
122. Views of the church are also available from the public right of way which runs to the east of the site. Officers consider that views of the church in the distance would continue to be appreciated, given that the layout, design and scale of the proposal reflects an agricultural yard conversion and the type of development likely to be seen in this location. A notable alteration and improvement to the scheme is that the one and a half storey property is now located on Plot 2. This contributes more positively to the reducing scale of development to the south within the site while also providing a stronger response to maintaining views from the public right of way to the Church.
123. As noted above, the Council's Conservation Officer concludes that the proposal will not result in harm to the character of the conservation area or the setting of St Mary's Church. On the previous scheme, less than substantial harm was identified, which was considered to be outweighed by the public benefits (provision of small-scale residential development including single storey properties and the provision of small-scale office space).

124. On balance, officers are satisfied that the proposal has responded positively to the heritage harm identified on the previously refused application. Again, Plot 6 is improved in design terms but would remain evident in street scene views and views towards the Church of St Mary and is finely balanced. However, officers do not consider the impact of Plot 6 to result in sufficient harm to warrant a refusal of the application.
125. The conditions recommended by the Council's Conservation Officer are noted, with specific design details playing a key role in mitigating the impact of the development and ensuring a high-quality compatible finish to the scheme. Officers consider that compliance conditions for the specifications of windows, sample panel of materials, non-masonry walling and roof details to be reasonable and necessary to ensure that the quality of development is taken through to completion in a matter which is responsive and compatible with its location in heritage terms.
126. A condition requiring details of boundary treatments is also considered necessary, as noted above, which are also considered critically important in heritage terms. Details of landscape are covered in more detail below, but officers acknowledge the those details are also important in heritage terms.
127. The comments of the Historic Environment Team are noted. Officers consider it reasonable and necessary to impose a condition to secure the implementation of a programme of archaeological work to ensure that the significance of historic environment assets is conserved.
128. On balance, and subject to the recommended conditions, the proposal is considered to accord with Policies HQ/1 and NH/14 of the Local Plan, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 and NPPF guidance.

Biodiversity

129. The application is supported by a Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment (Green Environmental Consultants, October 2019), a Bat Roost Characterisation Survey (Green Environmental Consultants, October 2019), and a Reptile Survey (Green Environmental Consultants, October 2019).
130. The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the proposed development, subject to conditions.
131. The reports have found that there are a small number of low importance bat roosts within the buildings affected by the application and that a Low Impact Class Licence will be necessary for works to commence. The Council's Ecology Officer has commented that they have no reason to believe that this licence will not be granted based on the information submitted.

132. No reptiles were found during surveys and all other potential ecological constraints (for example breeding birds) can be controlled through non-licensable methodology.
133. The Council's Ecology Officer has recommended that three conditions be imposed as part of any consent.
134. The first is a compliance condition to require works to be carried out in accordance with the details contained in the documents noted above.
135. The second would require the submission of a Construction Ecological Management Plan (CEcMP) prior to the commencement of development, to protect existing habitats and protected species on site and to enhance the site for biodiversity. The CEcMP would require the submission of details including a risk assessment of potentially damaging construction activities, practical measures to avoid or reduce impacts during construction, the location and timings of sensitive works to avoid harm to biodiversity features and the use of protective fences, exclusion barriers and warning signs if applicable.
136. The third would require the submission of a Landscape and Ecological Management Plan (LEMP) prior to development above slab level, to provide habitat for wildlife and enhance the site for biodiversity. The LEMP would require the submission of details including aims and objectives for management (including how a minimum of 10% in biodiversity net gain will be achieved) and ongoing monitoring and remedial measures.
137. Officers consider that the three recommended conditions would be reasonable and necessary and should be imposed as part of any consent to ensure appropriate arrangements for protecting and enhancing biodiversity as part of the development.
138. Subject to the recommended conditions, officers consider that the proposal would accord with Policy NH/4 of the Local Plan and paragraph 180 of the NPPF which seeks opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity

Landscaping

139. The application is supported by a Landscape and Visual Assessment (Jon Etchells Consulting, November 2019).
140. The Landscape and Visual Assessment sets out the context of the site and key public view points including the public right of way, noting that the site is visible only in short distance views from the north, west and south, the public footpath to the east and some longer distance views from private gardens. Paragraph 4.2.4 of the Assessment states that the landscape of and around the site has been assessed as of low sensitivity to development of the type proposed, and the degree of change brought about by the development would be minor. The

Assessment also sets out the scope of landscape works proposed as part of the development.

141. The layout incorporates a modest landscape buffer / strip along much of its western boundary. This is a positive response to the sites rural setting and existing street scene of Church Lane, which comprises soft landscaping and planting on either side of the public highway, noting that a significant number of existing trees are to be removed from the site to accommodate the proposed development.
142. Two large trees are retained either side of the entrance to the site within areas of informal open space, which provide a soft and expansive entrance to the site. Within the site there are small areas of soft landscaping to the front of the proposed properties, each of which have private garden areas to the site and rear. The formal entrance to the site turns to more informal and shared surfacing arrangements creating a softer layout and surface treatment within the sites rural setting.
143. The scheme also proposes additional landscaping around the northern and eastern boundaries of the site to soften the impact of the proposed development on its rural surroundings. As noted above, this additional planting is considered a positive response to the adjacent PVAA. Although outside of the application boundary the proposed planting lies within other land within the applicant's ownership and therefore details can be conditioned as part of any consent.
144. The landscaping in and around the site is considered to contribute positively to the sites low density layout and rural character. However, officers consider it reasonable and necessary to impose a condition requiring full details of hard and soft landscaping, including a condition relating to landscape works to the northern and eastern boundaries of the site, to ensure that the site is fully integrated with its surroundings.
145. As noted above, a condition is recommended in respect of boundary treatments, a detail which will also contribute the landscape arrangements of the site.
146. Subject to the recommended conditions, officers consider that the proposal would accord with Policies HQ/1 and NH/4 of the Local Plan.

Trees

147. The application is supported by an Arboricultural Implications Assessment and Preliminary Method Statement (Oakfield Arboricultural Services, June 2021) and an amended Assessment (Oakfield Arboricultural Services, January 2022), submitted in response to concerns raised by the Council's Trees Officer and to align with the proposed site plan.
148. The report details that a total of 17 individual trees and two groups of trees were assessed, noting that the trees are unmanaged with varying quality from good to poor. The report clarifies that trees of good quality with long term potential to

contribute to the area are T3-T5, T7 and T13-T17 (as labelled within the report) while the remaining trees are of low value with little to no arboricultural value, made up of lower level of self-set stems likely formed from unmanaged hedgerows that have been allowed to grow and self-seed.

149. The report sets out that appropriate protection methods can be put in place during construction and providing they are adhered to the proposal will have no material effect to the long-term health and or value of the trees which are to be retained.
150. In terms of works to the existing trees the report sets out the removal of seven individual trees and two groups of trees to accommodate the layout (identified as T1, T2, T3, T5, T6, T8, T9, G1 and G2), all of which are categorised as moderate or low quality and value, along with some pruning works to T7 to provide adequate height clearance.
151. The Council's Trees Officer raised concern with the original Assessment and degree of hardstanding associated to Plot 1 being within the root protection area of T7. The amended Assessment sets out that where construction is to be adoptable in nature pre-emptive root pruning must take place so as to avoid ripping damage associated with mechanical excavation methods. Where not required to be adoptable a no-dig method of construction will be employed.
152. Although covered in more detail below, the Local Highways Authority will not be seeking to adopt the proposed development.
153. The amended Report also better aligns with the amended SuDS assessment that has also been updated to improve consistency across the supporting documentation, a further response to concerns raised by the Council's Trees Officer.
154. Officers have no objection to the approach set out in the revised Assessment in principle, but the details are not specific enough to confirm adequate protection. Therefore, officers consider it reasonable and necessary to impose a condition to require the submission of an updated Assessment and protection plan prior to commencement of any development.
155. Officers note the third party concerns over T17 to the south of Plot 5. Plot 5 has been designed to have an area of usable private amenity space directly to the rear of the property, thereby reducing the pressure for works to be undertaken to T17 to increase the garden area. It is also notable that T17 is not located within the residential curtilage of Plot 5. Officers consider this to be an acceptable arrangement while any works to T17 would require consent from the Local Planning Authority and therefore a good level of protection is afforded to this tree against potentially undesirable works.
156. Subject to the recommended condition, the proposal would accord with Policy NH/4 of the Local Plan.

Flood Risk and Drainage

157. The application site is in Flood Zone 1 and is therefore considered as having low probability of flooding.
158. The application is supported by a SuDs Statement and Flood Risk Assessment (EAS, March 2020) and, following objection from the Council's Sustainable Drainage Engineers, a SuDs Statement and Flood Risk Assessment (EAS, January 2022).
159. The application has been subject to formal consultation with Anglian Water and the Council's Sustainable Drainage Engineers.
160. Anglian Water have offered no comment, but officers note that no objection was raised by Anglian Water to the previous application.
161. The Council's Sustainable Drainage Engineer raised objection to the proposed development due to concerns that infiltration SuDS is not suitable for the site and that the option had not been explored within the Report. Consequently, the Sustainable Drainage Engineer concludes that they are unable to support the original drainage strategy proposed.
162. The amended Assessment has sought to address the concerns raised, including taking account of the root protection zone adjacent to Plot 1. The Assessment clarifies that there is no suitable location for a soakaway to take advantage of the chalk geology and a root protection zone prohibits the use of infiltration devices in the most preferable site area. The proposed strategy demonstrates that runoff from the development can be suitably attenuated to an agreeable rate. Noteworthy, the maximum runoff rate from the site in the 100yr+40% climate change event is 1.0l/s. During everyday rainfall events and less intensive storms, the runoff from the site will be even less.
163. Officers note that the proposed SuDS Strategy is extremely similar to that proposed in the previous application to which no objection was raised by the Council's Sustainable Drainage Engineer subject to condition.
164. Notwithstanding the amended Assessment, officers consider it reasonable and necessary to impose a condition requiring the submission of a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Local Plan policies prior to commencement of development, 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 development.
165. Given the pre-commencement requirements of such a condition, no development can take place on the site before a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority (in consultation with relevant technical consultees).

166. Officers also consider it reasonable and necessary to impose a condition to require the submission of details for the long-term maintenance arrangements of the surface water drainage system prior to occupation, to ensure the satisfactory maintenance of drainage systems that are not publicly adopted.
167. To ensure an appropriate arrangement for foul water drainage, officers consider it reasonable and necessary to impose a condition requiring the submission of scheme for the provision and implementation of foul water drainage prior to development above slab level.
168. Subject to the recommended conditions, officers are satisfied that the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have an appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Highway Safety, Management of Roads and Parking

169. The application proposes the creation of a new vehicular access to the site directly onto Church Lane, approximately 25 metres further north than the existing junction between West Field and Church Lane. The section of Church Lane where the new access is proposed is relatively straight and therefore the required visibility splays can be achieved, as illustrated on the proposed site plan.
170. The application has been subject to formal consultation with the Local Highways Authority who raise no objection to the proposed development, subject to conditions.
171. The Local Highways Authority has confirmed that they will not be adopting any part of the development as the road within the site would not meet the required specifications for adoption. This is not uncommon and does not present a risk to highway safety, subject to securing details for the further management and maintenance of the proposed street within the development by way of a planning condition.
172. Officers consider it reasonable and necessary to impose conditions to details of the proposed arrangements for future management and maintenance of the proposed streets, access construction details, footpath provision, falls and levels and a traffic management plan. Officers also consider it reasonable to include an informative relating to works to or within the public highway for the attention of the applicant.
173. Subject to the recommended conditions the proposal is considered acceptable in highway safety terms and to accord with Policy TI/2 of the Local Plan and paragraphs 110 and 112 of the NPPF.
174. In terms of car and cycle parking provision, Policy TI/3 of the Local Plan sets out the Council's parking requirements, with figure 11 of the Plan setting out the standards for each use class.

175. For each residential unit, two car parking spaces per dwelling should be provided, with one space to be allocated within the curtilage of the dwelling. Each of the six residential Plots are provided with two off-road parking spaces, with Plot 1 benefiting from four spaces.
176. For cycle parking provision, one space per bedroom should be provided. No cycle parking provision has been indicated for the residential units and therefore officers consider it reasonable and necessary to impose a condition to require the submission of appropriate secure and covered cycle parking prior to the occupation of any residential units.
177. For the office units, one car parking space per 25sqm of gross floor area should be provided. The proposed development would create approximately 100sqm of office floor space within the development. Therefore, a parking provision of four spaces would be required; the development proposes four car parking spaces for the office building, including one disabled parking space.
178. Officers acknowledge the level of local concern in respect of highway safety and additional cars parking on Church Lane. However, as noted above, no objection is raised by the Local Highways Authority and the proposed development would provide sufficient and policy compliant levels of off-road parking within the development to service the proposed uses.
179. For cycle parking provision, one cycle space per 30sqm of gross floor area should be provided. Therefore, three cycle parking spaces are required for the office unit.
180. No details of cycle parking have been provided as part of the application so again officers consider it reasonable and necessary to include reference to both residential and office development within the proposed cycle condition.
181. Subject to the recommended condition, the proposed parking provision would accord with Policy TI/3 of the Local Plan.

Residential Amenity

Neighbouring Properties

182. The five new dwellings and barn conversion to residential proposed are relatively well separated from existing residential development near to the site. Furthermore, given the scale of proposed dwellings, the potential for any significant loss of privacy, loss of light or overbearing impact is further mitigated.
183. The areas directly to the north and east of the site comprise open areas of land, with the area to the east covering large area of open space. The nearest property to the north of the site is Meadowside, which is located approximately 83 metres from the northern boundary of the site. Given the degree of separation, the proposed development is not considered to result in harm to the amenities of Meadowside.

184. To the west of the site are the residential properties of Church Lane. These properties front the public highway but are set back within their individual plots by long open front gardens. These properties are typically set approximately 25 metres from the western boundary of the site. Given the degree of separation and open front garden arrangement, the proposed development is not considered to result in harm to the amenities of the properties to the west of the site along Church Lane.
185. Plot 4, the south-eastern most property within the development, is the closest proposed dwelling to the existing residential properties to the south of the site, namely no.38a Church Lane to the south and no.38 Church Lane to the south east. Plot 4 is a detached single storey property with all accommodation on the ground floor and is sited approximately 20 metres from the nearest shared southern / south-eastern boundary of the site. There are no openings above ground floor level in the southern elevation of Plot 4 which could provide direct views towards nos.38 and 38a Church Lane. Given the scale and siting of Plot 4, the proposed development is not considered to result in harm to the amenities of the properties to the south of the site along Church Lane.
186. The two barns to be converted into residential and office use are located in the southern portion of the site, in closer proximity to nos.38 and 38a Church Lane than the proposed residential element of the development. However, these are existing buildings which are to be converted, with an extension to the northern elevation of the westernmost barn (Barn B / Plot 5). Velux rooflights are proposed on the roof slopes which face into the site. Given the scale of the respective barn conversions and the proposed alterations to the fenestration details, the barn conversions are not considered to result in significant harm to the amenities of the properties to the south of the site along Church Lane.
187. The proposed development has been assessed in terms of loss of privacy, loss of light and overbearing impact and is not considered to result in significant harm to the amenities of neighbouring properties.

Future Occupiers

188. Consideration is also given to the amenities of the future occupiers of the site.
189. The internal layout of the site is such that it is not considered to significantly compromise the quality of amenity afforded to each property. Officers do not consider that the office element of the development would give rise to any significant harm to the residential units proposed by way of noise and disturbance.
190. In terms of existing development impacting on the proposed dwellings, given the arrangements of the site and scale and siting of nearby development, officers do not consider that any existing development would result in significant harm to the amenities afforded to each of the proposed plots.
191. Paragraph 6.75 of the Council's District Design Guide details that ideally residential units should be provided with access private amenity space with one

or two bedroom house having 40sqm in urban settings and 50sqm in rural settings whilst each house with 3 bedrooms or more should have a private garden space of 50sqm in urban settings and 80sqm in rural settings.

192. Each property would benefit from a private garden area which would exceed with the recommendations of the Council's District Design Guide.

Conclusion

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

Renewables / Climate Change

194. Policy CC/3 of the Local Plan states that proposals for new dwellings and new non-residential buildings 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.
195. Policy CC/4 of the Local Plan states that all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day.
196. Officers consider it reasonable and necessary to impose conditions requiring a scheme to demonstrate a minimum reduction of 10% of carbon emissions and that the dwellings achieve a minimum water efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016).
197. Subject to the recommended conditions the proposal would accord with policies CC/4 and CC/5 of the Local Plan.

Open Space Provision

198. Policy SC/7 of the Local Plan states that all housing developments will contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities), and Informal Open Space to meet the need generated by the development in accordance with the minimum standards set out in the Policy/Plan.
199. Policy SC/7(5) of the Local Plan details that in developments of less than 10 homes, it is expected that only the Informal Open Space element will be provided on-site.
200. The layout of the development incorporates two areas of informal open space on either side of the vehicular entrance to the site.

201. The proposal would accord with Policy SC/7 of the Local Plan.

Contamination

202. The application is supported by a Site Specific Phase I Contamination Report dated April 2019 by Horizon Structures.

203. The application has been subject to formal consultation with the Council's Contaminated Land Officer who raises no objection to the proposed development, subject to conditions, but does raise objection to the Phase I Report considering it to be flawed.

204. The Council's Contaminated Land Officer therefore recommends that conditions requiring a detailed desk study and site walkover, a risk assessment, a remediation method statement, a verification report and the identification of any additional or unexpected contamination should be imposed as part of any consent. Officers consider that such conditions would be reasonable and necessary to ensure that the site is made safe for the sensitive residential end-use.

205. Subject to conditions, the proposal would accord with Policy SC/11 of the Local Plan.

Developer Contributions

206. 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.

207. 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.

208. In this case, the need for contributions are not considered necessary to make the development acceptable due to the Written Ministerial Statement dated 28 November 2014 that states contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000sqm.

Other Matters

Broadband

209. Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively. Officers consider it reasonable and necessary to impose a condition to require that the requirements of policy TI/10 are satisfied.

Lighting

210. Officers consider it reasonable and necessary to impose a condition restricting the installation of lighting unless a scheme is agreed in writing prior to installation to protect the amenities of neighbouring properties and to protect biodiversity, in accordance with Policies HQ/1 and NH/4 of the Local Plan.

Noise

211. Officers consider it reasonable and necessary to impose a condition restricting the hours of works on site to protect the amenities of neighbouring residents in accordance with Policies HQ/1 and CC/6 of the Local Plan. Informatives relating to minimising the potential for disturbance to neighbouring residents, a demolition notice and air source heat pumps are also considered appropriate.
212. Given the scale of development a Construction Environment Management Plan, as recommended by the Council's Environmental Health Team, is not considered necessary, noting the hours of works condition, a restrictive lighting condition and a traffic management plan condition.

Permitted Development Rights

213. The impact of the proposed development on the adjacent PVAA, character of the area, heritage assets and residential amenity have been considered to be acceptable. However, to ensure that these matters are adequately protected, officers consider it reasonable and necessary to impose a condition removing permitted development rights for Classes A (extensions), C (rooflights), D (porches), E (outbuildings), G (chimneys, flues etc.) of Part 1 of Schedule 2 and Class A (gates, fences walls etc) of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
214. Without such restrictions additions/alterations to the proposed dwellings and development in and around their respective curtilages could be undertaken without formal planning consent which may result in harm to the aforementioned considerations.
215. The potential addition of dormer windows under Class B of Part 1 of Schedule 2 is already prohibited within the Town and Country Planning (General Permitted Development) (England) Order 2015 as the site is located within a Conservation Area and thus such additions are already controlled and would require formal consent.
216. Officers also consider it reasonable and necessary to impose a condition to restrict the conversion of the consented office building into residential use through permitted development rights. Such a conversion may give rise to

matters or issues not considered within this report which may result in adverse harm and potential impacts on nearby residents or future potential occupiers of those units.

Pre-Commencement Conditions

217. All pre-commencement conditions have been agreed in advance with the agent prior to bringing the application to committee.

Third Party Comments

218. The comments made in third-party representations are noted, with many points already considered in the report, including the concerns raised in objection to the original proposal (scale, path and landscaping). The remaining matters raised are considered below.
219. Comments question whether the provision of office space is appropriate, particularly given the impact of the Covid-19 pandemic, and in respect to claimed vacant space at the nearby Granta Park. As set out above, the provision of office space is supported by planning policy. Furthermore, the provision of a small office unit is not comparable to the types of facilities provided on Granta Park. Officers acknowledge that the impact of the Covid-19 pandemic has impacted on working arrangements and patters, but proposal is policy compliant in in respect of office provision.
220. The existing gap in the flint boundary wall would provide pedestrian access to the office building only, there is no vehicular link to the parking associated to the office building, which would conflict with access arrangements to Plot 5. Although parking is not restricted on Church Lane, adequate provision for parking is provided within the site as detailed above.
221. The level of development is not considered to result in a significant rise in traffic or congestion while the development has no impact on existing visibility at junctions.
222. Officers acknowledge that the site plan incorrectly illustrates the extent of the PVAA by not extending it to the public highway. However, this error does not impede the ability of officers to assess the proposed development and its potential impact on the PVAA.
223. Requests have been made that the Planning Committee should make a site visit before the determination of the application. The impact of the Covid-19 pandemic currently restricts if and how Planning Committee site visits are undertaken and remains under review. However, members of the committee would be able to make their own visit to the site before the committee meeting if deemed necessary.

Planning balance and conclusion

224. Officers consider the general design approach, as amended, to reflect an agricultural yard with converted barns, which references the historic character of the site and the rural character of the area, to be an appropriate response to the context of the site. Planning conditions can be applied to secure details of external materials, fenestration and hard and soft landscaping amongst others, to ensure that the quality of development is taken through to completion in a manner which is fully compatible with its location.
225. Officers are satisfied that the proposal would accord with Policy NH/11 of the Local Plan (PVAA) and has responded positively to the first reason for refusal of the previous scheme, with a site boundary that now solely abuts the designated area rather than encroaching into it.
226. Officers acknowledge that the proposed development would have an impact on the existing character of the site by virtue of the removal of a significant number of trees. However, as identified in this report and documents submitted to support the proposal, the trees removed are moderate or low quality and value, with the higher value trees retained and protected, which can be secured by condition. Landscape works and biodiversity enhancements are to be incorporated into the development, again secured by condition.
227. In character and heritage terms, and in response to the second reason for refusal of the previous scheme, improvements have also been made. A single Plot occupies the northern portion of the site (previously two) allowing for additional landscaping on the western boundary of the site and a reduction in the prominence of Plot 1 within the street scene. Plot 6 has been stepped into the site slightly, away from Church Lane, and reduced in scale.
228. Officers are satisfied that the alterations to Plot 1 and associated landscape works respond positively to the previous reason for refusal. Similarly Plot 6 is improved in design terms but would remain evident in street scene views and views towards the Church of St Mary and is finely balanced, but not considered sufficiently harmful to warrant a refusal of the application. The one and a half storey dwelling within the development now occupies Plot 2 to improve views of the church from the public right of way that runs to the east of the site.
229. Noting that the Council's Conservation Officer identifies no harm in heritage terms (previously less than substantial) and Historic England have offered no comment, officers consider that, on balance, the development would be acceptable in design and heritage terms.
230. For the reasons set out in this report, officers consider the proposal to be acceptable, on balance, in accordance with the relevant policies in the South Cambridgeshire Local Plan 2018.

Recommendation

231. 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 following approved plans:

Plans to be listed:

1030 P2 (Location Plan)
1013 P17 (Site Plan)
1001 P6 (Plot 1 Floor Plans)
1002 P8 (Plot 1 Elevations)
1007 P6 (Plot 2 Floor Plans)
1008 P8 (Plot 2 Elevations)
1005 P8 (Plot 3 Plans)
1009 P7 (Plot 4 Plans)
1020 P3 (Plot 5 Floor Plans)
1021 P3 (Plot 5 Elevations)
1010 P7 (Plot 6 Floor Plans)
1011 P9 (Plot 6 Elevations)
0035 P5 (Barn A Plans)

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- c) No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, including historic building recording, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
- i) the statement of significance and research objectives;
 - ii) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - iii) The timetable for the field investigation as part of the development programme;

- iv) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.
- v) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- vi) The programme for the analysis, publication & dissemination, and deposition of resulting material.

Works shall be carried out in accordance with the approved details.

Reason: To ensure that the significance of historic environment assets is conserved in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018 and chapter 16 of the National Planning Policy Framework.

- d) No development (including demolition) approved by this permission shall take place until:
 - i) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.
 - ii) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - iii) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Works shall be carried out in accordance with the approved details.

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.

- e) No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
 - i) Risk assessment of potentially damaging construction activities.
 - ii) Identification of "biodiversity protection zones".
 - iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - iv) The location and timings of sensitive works to avoid harm to biodiversity features.
 - v) The times during which construction when specialist ecologists need to be present on site to oversee works.

- vi) Responsible persons and lines of communication.
- vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered 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 protect existing habitats and protected species on site and to enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.

- f) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
 - i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
 - ii) Contractor parking shall be within the curtilage of the site and not on the street.
 - iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
 - iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway

Works shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity and highway safety in accordance with Policies HQ/1, CC/6 and TI/2 of the South Cambridgeshire Local Plan 2018.

- g) No demolition, site clearance or building operations shall commence until an updated Arboricultural Impact Assessment and Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies S/3 and NH/4 of the South Cambridgeshire Local Plan 2018.

- h) No development shall take place until full details of both hard and soft landscape works, including works to the northern and eastern boundaries of the site outside of the application site boundary within the blue land (as shown on drawing number 1013 P17 – Site Plan), have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications

of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. The landscape plan should clearly identify which proposed trees will benefit from 3D cellular confinement systems.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1, NH/4 and NH/14 of the South Cambridgeshire Local Plan 2018.

- i) No development shall take place until a scheme for the provision and implementation of surface water drainage, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details 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 and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

- j) No development above slab level shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following:
 - i) Description and evaluation of features to be managed.
 - ii) Ecological trends and constraints on site that might influence management.
 - iii) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved.
 - iv) Appropriate management options for achieving aims and objectives.
 - v) Prescriptions for management actions.
 - vi) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - vii) Details of the body or organisation responsible for implementation of the plan.
 - viii) Ongoing monitoring and remedial measures.

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

Reason: To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.

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

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan and paragraphs 108 and 110 of the National Planning Policy Framework.

- l) No development above slab level shall take place until a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

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

- m) No development above slab level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the development.

Reason: In accordance with Policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.

- n) No development above slab level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each building shall be completed before that/the building is occupied in accordance with the approved details and shall thereafter be retained.

Reason: To ensure that the appearance of the site does not detract from the character of the area in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

- o) Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: To ensure that the appearance of the site does not detract from the character of the area in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

- p) Prior to the installation of any non-masonry walling systems, cladding panels or other external screens full details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted to and approved in writing by the Local Planning Authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the site does not detract from the character of the area in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

- q) No new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the site does not detract from the character of the area in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

- r) No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To ensure that the appearance of the site does not detract from the character of the area in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

- s) Prior to the first occupation of the dwellings and office unit hereby permitted, the works specified in any remediation method statement detailed in condition 4

must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

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

- t) Prior to the first occupation of the dwellings and office unit hereby permitted, details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and paragraphs 163 and 165 of the National Planning Policy Framework.

- u) Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No: 101 Rev P17. 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 TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 110 and 112 of the National Planning Policy Framework.

- v) Prior to the first occupation of the development the junction of the access with the highway carriageway shall be laid out with 6 metre radius kerbs.

Reason: In the interests of highway safety in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 110 and 112 of the National Planning Policy Framework.

- w) Prior to the first occupation of the development the developer shall provide a footway to the front of the site. The footway is required to be a minimum of 2 metres in width and agreed with the Local Planning Authority in consultation with the Highway Authority. Works shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 110 and 112 of the National Planning Policy Framework.

- x) The dwellings hereby approved shall not be occupied until the minimum water efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016) has been complied with.

Reason: To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the south Cambridgeshire Local Plan 2018.

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

Reason: To ensure sufficient infrastructure is provided that would be able to 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.

- z) The dwellings and office unit, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of covered and secure cycle parking in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

- aa) 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 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.

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.

- bb) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or

destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1, NH/4 and NH/14 of the South Cambridgeshire Local Plan 2018.

- cc) The proposed access shall be constructed so that the fall and levels are such that no private water from the site drains across or onto the adopted public highway and 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 TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 110 and 112 of the National Planning Policy Framework.

- dd) No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise the effects of light pollution on the surrounding area in accordance with Policy SC/9 of the South Cambridgeshire Local Plan 2018.

- ee) During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays or before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- ff) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Classes A, C, D, E and G and Part 2, Class A of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: To safeguard the character and appearance of the area, heritage assets, adjacent Protected Village Amenity Area and the amenities of residents in accordance with Policies HQ/1, NH/11 and NH/14 of the South Cambridgeshire Local Plan 2018.

- gg) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Class O of Part 3 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in

that behalf.

Reason: In the interests of protecting the character of the area, heritage assets, adjacent Protected Village Amenity Area and the amenities of residents in accordance with Policies HQ/1, NH/11 and NH/14 of the South Cambridgeshire Local Plan 2018.

Informatives

- a) 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.
- b) Partial discharge of the WSI condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.
- c) Before the existing building is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which it will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.
- d) There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
- e) Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
- f) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
- g) Under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011 permitted development rights were granted to the development of ground source or air source heat pumps for dwelling houses and flats. The MCS Planning Standards were developed to act as a resource for this and contains the requirements, including noise prediction methodologies, that ground source or air source heat pumps must comply with to be permitted development under the above Act. Development would not be permitted development if it failed to comply with The MCS Planning Standards.

It would be a reasonable step to require that any new ground source or air source heat pump complies with the MCS Planning Standards. This should ensure that internal and external noise levels are kept to a reasonable level at any nearby residential premises.

- h) 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

- i) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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: S/3921/19/FL, S/1388/19/FL, S/2051/93/PNA, S/0433/85/O and S/1957/84/O.

Report Author:

Michael Sexton – Principal Planner
Telephone: 07704 018467

Agenda Item 7

**Report to:**

South Cambridgeshire District
Council Planning Committee

09 February 2022

Lead Officer:

Joint Director of Planning and Economic Development

20/03765/S106A – The Former Cement Works And Quarry, Haslingfield Road, Barrington, Cambridge, Cambridgeshire, CB22 7RQ

Proposal: Modification of planning obligations contained in a Section 106 Agreement dated 27 October 2016 pursuant to outline planning permission S/2365/14/OL

Applicant: Redrow South Midlands

Key material considerations: Developer Contributions

Date of Member site visit: n/a

Is it a Departure Application: n/a

Decision due by: 22 October 2020

Application brought to Committee because: In June 2015 the Planning Committee gave officers delegated powers to approve outline application S/2365/14/OL (up to 220 residential units) subject to a Legal Agreement under Section 106 securing specific contributions. This Deed of Variation seeks modifications relating to some of those contributions and therefore officers consider the application should return to the Planning Committee for agreement.

Officer Recommendation: Approval

Presenting Officer: Michael Sexton

Executive Summary

1. Outline planning permission was granted by the Council's Planning Committee in June 2015 for the erection of up to 220 dwellings, open space, access and associated works on the Former Cemex Cement Works site in Barrington.
2. The Committee gave officers delegated powers to approve the application subject to the prior completion of a Section 106 agreement and to conditions set out in the officer report and update report.
3. This Deed of Variation seeks modifications relating to some of the contributions specifically referred to in the June 2015 Committee resolution and therefore the changes are reported to the Planning Committee for agreement.
4. Officers are satisfied that the proposed modifications within the Deed of Variation are appropriate, with the necessary justification available as to why contributions and / or triggers are being revised. All other changes are deemed appropriate and adequate protection remains in place against all relevant aspects and requirements of the agreement.
5. Officers therefore recommend that the Planning Committee provides officers with delegated powers to complete the Deed of Variation and approve the application.

Relevant planning history

6. 21/04524/S73 – S73 Variation of conditions 1 (Approved plans), 2 (Reserved matter details), 6 (Arboricultural Method Statement), 7 (Boundary treatments), 8 (Refuse storage), 10 (Housing mix), 12 (Energy Statement), 13 (Contamination), 14 (Noise assessment), 17 (Drainage strategy), 19 (Access) and 23 (Fire hydrants) pursuant to planning application 21/01474/S73 (Variation of condition 2 (reserved matters details) pursuant to planning application 20/02528/S73 (Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28 (Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC)) – pending.
7. S/3485/18/RM – Application for approval of reserved matters for appearance landscaping layout and scale under planning permission S/0057/17/VC for development of 220 residential units – Appeal Allowed (29 November 2019).

8. 20/02528/S73 – Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28 (Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC – Approved (20 January 2021).
9. S/0057/17/VC – Variation of conditions S/2365/14/OL - S73 application to vary condition 1 pursuant to outline planning permission (S.2365.14.OL) relating to the development of 220 residential units – Approved (13 April 2017).
10. S/2365/14/OL – Outline application for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units formal and informal open space including allotments car parking for Barrington Primary School new pedestrian and cycle links to Barrington village and Foxton Station and associated works - details of vehicular site access arrangements are submitted for approval with all other matters (layout scale appearance and landscaping) reserved for future approval – Approved (27 October 2016).

The proposal

11. The application seeks modification of planning obligations contained in a Section 106 Agreement dated 27 October 2016 pursuant to outline planning permission S/2365/14/OL.

Background

12. On 03 June 2015 the Planning Committee considered outline application S/2365/14/OL for the erection of up to 220 residential units, open space, access and associated works on the Former Cemex Cement Works site in Barrington. The Committee gave officers delegated powers to approve the application subject to the prior completion of a Section 106 agreement and to conditions set out in the officer report and update report.
13. The published decision for the June 2015 states:

S/2365/14/OL – Barrington (Former Cemex Cement Works, Barrington Cement Plan, Haslingfield Road)

The Committee gave officers delegated powers to approve the application, subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing

- The building of three new classrooms at Barrington Primary School - £1,010,520

- Provision of pedestrian cycle links and improvements to Foxton Station, Traffic Management within Barrington Village, Bus Service and Infrastructure Improvements - £2,040,00
- New village hall and refurbishment of existing sports pavilion - £1,465,000
- Provision of new football pitch, two tennis courts, car park serving the recreation facilities, land for allotments - £292,000
- Healthcare contribution - £185,900
- Household waste receptacles - £17,136
- Public open space maintenance - £200,000
- Transfer of land to Barrington Parish Council

and to safeguarding Conditions, including those set out in the update report.

14. A copy of the publish decision can be found in Appendix 1.
15. The site benefits from reserved matters permission, reference S/3485/18/RM, and works have commenced on site.
16. This Deed of Variation seeks modifications relating to some of the contributions specifically referred to in the June 2015 Committee resolution and therefore the changes are reported to the Planning Committee for agreement.
17. This report sets out the changes that relate to the June 2015 resolution and relevant justification in turn as well as highlighting other modifications that are proposed for reference and completeness.

Modifications to the Section 106

Education Contribution

18. A contribution of £1,010,520 was secured towards the construction of three new classrooms at Barrington Primary School with 50% to be paid on commencement and the remaining 50% to be paid on or before occupation of the one hundredth and tenth (110) dwelling.
19. Cambridgeshire County Council have requested that the contribution is to be split into two separate elements, with the total remaining the same: an education contribution of £697,200 and a new early years contribution of £313,320.
20. The Deed of Variation has separated the early years and primary elements of the education contribution to allow for the delivery of an off-site early years facility in partnership with the Parish Council. In the view of the County Council Under the CIL regulations this was not possible with the original contribution.
21. Revisions have also been made to the triggers for the payment of the education contribution to 50% on commencement (no change), 20% prior to occupation of

the seventieth (70) dwelling and 30% prior to occupation of the one hundredth and tenth (110) dwelling at the request of Cambridgeshire County Council.

Pedestrian Cycle Link, Foxton Station, Traffic Management, Bus Service and Infrastructure Improvements

22. A total contribution of £2,040,00 was secured towards the provision of pedestrian cycle links and improvements to Foxton station, traffic management within Barrington village, bus service and infrastructure Improvements. The breakdown of the contribution is as follows:
- a) A contribution of £182,000 towards bus service and infrastructure improvements for improvement, maintenance or diversion of the exiting or new bus service serving the development and/or for provision of infrastructure works to new or existing bus stops in the vicinity of the development with 50% paid following occupation of the one hundredth (100) dwelling and the remaining sum on certified invoices on completion of the development.
 - b) A contribution of £14,000 towards the cost of future maintenance of bus shelters provided in pursuance of the development to be paid within 30 days of the County Council's written confirmation that the new bus stops have been provided in accordance with the approved specification and to the satisfaction of the County Council.
 - c) A contribution of £50,000 towards improvements to Archer Bridge to be paid on written request from the County Council following occupation of the one hundredth (100) dwelling.
 - d) A contribution of £20,000 towards improvements to Foxton station to be paid following occupation of the one hundredth (100) dwelling.
 - e) A contribution of £50,000 towards improvements to pedestrian footpaths and improvements to the river walks within the Parish of Barrington to be paid following occupation of the one hundredth (100) dwelling.
 - f) A contribution of £54,000 towards the cost of installing and maintaining real time passenger information displays at two new bus stops to be paid prior to first occupation.
 - g) A contribution of £165,000 towards traffic management within Barrington village with 50% paid on commencement of the development and the remaining sum paid following occupation of the one hundredth (100) dwelling subject to receipt of certified phased invoices.
23. Given the breakdown set out above, the figure quoted on the Committee decision appears in error.
24. The financial contribution towards bus service and infrastructure improvements is unaltered but the triggers are to be revised to 50% prior to occupation of the

one hundredth (100) dwelling and 50% on or before the occupation of the one hundred and fiftieth (150) dwelling.

25. No alterations are proposed to the contribution or triggers for the future maintenance of bus shelters as part of this modification.
26. No alterations are proposed to the contribution or triggers for the improvements to Archer Bridge as part of this modification.
27. The financial contribution towards the improvements to Foxton station is unaltered but the trigger is revised to prior to the first occupation on the one hundred and first (101) dwelling.
28. The financial contribution towards improvements to pedestrian footpaths and improvements to the river walks within the Parish of Barrington is unaltered but the trigger is revised to prior to the first occupation on the one hundred and first (101) dwelling.
29. The financial contribution towards the cost of installing and maintaining real time passenger information displays at two new bus stops is reduced to £39,000 following comments from Cambridgeshire County Council who have confirmed that the cost of the units has come down since the original permission and the revision reflects the correct cost.
30. The financial contribution towards traffic management within Barrington is unaltered but the triggers are revised to 50% on commencement of the development and the remaining sum to be paid prior to the first occupation of the one hundred and first (101) dwelling, subject to duly certified phased invoices.

New Village Hall and Sports Pavilion Refurbishment

31. A total contribution of £1,465,000 was secured towards the provision of a new village hall and refurbishment of an existing sports pavilion. The breakdown of the contribution is as follows:
 - a) A contribution of £1,280,000 towards the construction of a new village hall with the contribution deposited into the account and provided to the District Council, invoiced by the Parish Council as works relate to the village hall following first occupation of the fiftieth (50) dwelling fund released with the District Council may request a portion of the contribution (not exceeding £100,000) on commencement of works on site.
 - b) A contribution of £150,000 towards the refurbishment of a sports pavilion as phased payments following receipt of invoices from the Parish Council with all payments made no later than the occupation of 80% of the dwellings.
 - c) A contribution of £35,000 community fee towards either the village hall and/or the sports pavilion over three years in three equal payments, the

first payment to be made on commencing of works to the village hall or sports pavilion, whichever is earlier.

32. The financial contributions to the village hall and sports pavilion are unaltered but the triggers for the two projects are to be revised to 10% prior to occupation of the first dwelling and the remainder prior to occupation of fifty (50) dwellings.
33. Redrow has already paid £100,000 to the District Council for design/evaluation studies and professional services associated with the Village Facilities
34. The financial contribution of the community fees is unaltered, but the triggers revised to 50% prior to occupation of the first dwelling and the remainder prior to occupation of fifty (50) dwellings.
35. Barrington Parish Council requested that the payment mechanism for the village hall and pavilion be revised as the original wording was not workable for them as a public body, not being able to instruct the works to be undertaken without already having funds for the works. Redrow put forward the suggestion of 10% prior to first occupation and the remainder by the 50th occupation, which has been accepted by the Parish Council.

Football Pitch, Tennis Courts, Car Park and Allotments Contribution

36. A total contribution of £292,000 was secured towards the provision of a new football pitch, two tennis courts and a car park serving the recreation facilities. The breakdown of the contribution is as follows:
 - a) A contribution of £120,000 towards the construction of a football pitch through phased payments and invoices from the Parish Council with all payments made no later than the occupation of 80% of the dwellings.
 - b) A contribution of £120,000 towards the construction of two single layer tennis courts through phased payments and invoices from the Parish Council with all payments made no later than the occupation of 80% of the dwellings.
 - c) A contribution of £52,000 towards the construction of a car park associated to serving recreation facilities through phased payments and invoices from the Parish Council with all payments made no later than the occupation of 80% of the dwellings.
37. The financial contributions are unaltered by the Deed of Variation but the triggers for all three are to be revised to 10% prior to occupation of the first dwelling and the remainder prior to occupation of fifty (50) dwelling.
38. Barrington Parish Council requested that the payment mechanism be revised as the original wording was not workable for them as a public body, not being able to instruct the works to be undertaken without already having funds for the works. Redrow put forward the suggest of 10% prior to first occupation and the

remainder by the 50th occupation, which has been accepted by the Parish Council.

Healthcare Contribution

39. A contribution of £185,000 was secured towards improvement of facilities at Harston Surgery and to be paid prior to the occupation of the one hundredth (100) for the exclusive benefit of and remittance to the Cambridgeshire and Peterborough Clinical Commissioning Group (CCG) for improvement of facilities at Harston Surgery.
40. CCG have requested that the full £185,000 contribution is brought forward to prior to the occupation of the first dwelling or May 2022 (whichever is the sooner) due to a serious risk to the extension to the Harston Surgery being viable and going ahead.
41. CCG has detailed that the scheme is for a two storey extension and internal remodelling which would provide 3 additional consulting rooms, a refurbished dispensary and additional ancillary / administrative space and reconfiguration and improvement. CCG set out that the extension will provide additional capacity for the Practice to mitigate the impact of population grown from new developments in the area and enable the Practice to offer a greater range of services to the existing community.
42. Redrow have agreed in principle to the request and therefore the modification is to be incorporated into the Deed and will secure the full £185,000 contribution prior to the occupation of the first dwelling or May 2022 (whichever is the sooner).

Household Waste Receptacles

43. A contribution of £17,136 to be paid prior to first occupation was secured and no changes are proposed as part of this modification.

Public Open Space Maintenance

44. A contribution of £200,000 to be paid within 12 months following practical completion of the layout out of the open space was secured as part of the original Section 106.
45. Barrington Parish Council have set out that they will not be taking on the open space. Therefore, as the open space will not be transferred to the Parish Council, the open space contribution is to be deleted as it is no longer necessary.

Transfer of Land to Barrington Parish Council

46. Schedule 5 of the Section 106 deals with the owners covenants with the District Council. Paragraph 2.5 covers the transfer of land with reference to the Parish Council and is to be deleted and replaced with an obligation on the owner to

complete the transfer to the Parish Council on the date of the Deed of Variation. This relates to an off-site parcel of land detailed on a Plan within the Agreement.

Other Modifications to the Section 106

Bonds (District and County)

47. The Section 106 contains provision for the owner of the site to provide separate Bonds to the County Council and District Council to secure the payments to the respective Councils as required under the terms of the Agreement (and in the case of the County Council Bond to also secure delivery of works in kind under the terms of the Agreement).
48. During the application the County Council has considered its position regarding the bonds given that the primary reason for securing bonds on this site was due to the financial position of Cemex at the time the outline was granted. The County Council agreed that the bond would no longer be required, conditional on the triggers for the education and the new early years contribution being front loaded. The County Council has also stated that they do not normally require security on individual contributions of less than £500,000 and this would usually be in the case of infrastructure delivered on-site as part the development.
49. Redrow then approached the District Council to check that the requirement for a District Bond would likewise be dispensed with. The District Council has sought to engage with Barrington Parish Council in this regard given that the Parish Council being the beneficiary of payments to be made to the District Council in the first instance.
50. Whilst a District Bond is regarded by officers as a “nice to have” in terms of providing additional security and certainty as to financial payments officers are mindful of the following:
 - a) Bond provisions are not normally secured under the terms of a Section 106 Agreement, and
 - b) There is additional protection which will remain in place under clause 8.2.1 of the Section 106 Agreement and which is not being amended by the proposed Deed of Variation.
51. The critical wording under clause 8.2.1 is that part which provides as follows:

..save that where there are restrictions on the occupation of the Dwellings to prevent Occupation taking place where there would otherwise be a continuing breach because of the non -payment of monies or failure to deliver specific obligations within the Development, then such restrictions on the Occupation of the Dwellings (but not the substantive obligation to pay monies) shall bind the owner occupiers or tenants of the Dwellings who

shall not occupy any dwelling in breach of such restrictions ...

52. This wording under clause 8.2.1 is critical because any solicitor applying for mortgage monies such that their client could complete purchase of a dwelling and take occupation of the dwelling would be in breach of CML rules (Council of Mortgage Lenders) and would be guilty of professional misconduct if it was clear that their client by taking occupation would then personally be in breach of the Section 106 Agreement (as well as the Developer for allowing such an occupation to take place).
53. The County Council and District Council are therefore satisfied that the Bond can be removed as part of the Deed of Variation.

Highways Schemes

54. Schedule 6 of the Section 106 deals with the owner's covenants with the County Council and the District Council. Section 2 of the schedule covers highways schemes, requiring the developer to enter into a highway agreement with the County Council for the provision of several highway schemes. The schemes are cited in paragraph 2.2 of the schedule as follows:
- a) Pedestrian/cycle link from the Site to the School Car Park opposite Barrington Primary School Scheme (or to such other point as may be agreed in writing with the County Council) - following First Occupation subject to paragraph 2.3 below.
 - b) Pedestrian link via Back Lane Scheme - on First Occupation subject to paragraph 2.3 below.
 - c) A Pedestrian/cycle link between the Site and Foxton Station Scheme - on First Occupation subject to paragraph 2.3 below.
55. For ease of reference paragraph 2.3 of the schedule states:
- Prior to completion of the works identified above at paragraphs 2.2(a), (b) and (c), the Owner shall enter into a Highway Agreement with the County Council for the adoption of the works as public highway maintainable at the public expense.
56. Redrow have sought modifications to the triggers to the following effect:
- a) Pedestrian/cycle link from the Site to the School Car Park opposite Barrington Primary School Scheme (or to such other point as may be agreed in writing with the County Council) - prior to the 10th Occupation subject to paragraph 2.3 below.
 - b) Pedestrian link via Back Lane Scheme - prior to the 10th Occupation subject to paragraph 2.3 below.

- c) A Pedestrian/cycle link between the Site and Foxton Station Scheme – prior to the first occupation of the 50th dwelling subject to paragraph 2.3 below.

- 57. The request from Redrow to amend the Foxton station link trigger has arisen as this is a substantial infrastructure project which requires separate highways approval and a significant amount of (seasonally sensitive) ecology survey work before any works can commence. Both the highways and ecology work is ongoing and construction is expected to take at least 6 months once it starts.
- 58. The other two links are in the southern part of the site some distance from the access into the site and required significant site clearance. There are health and safety implications for having these links open for public use leading onto a building site. Redrow have therefore been working on a strategy to ensure safe access around the active construction area to each of these links from the area with early occupations next to the access. Construction work on these links is underway and is anticipated to be completed by 10th occupation.
- 59. The Highways Authority have agreed to these amended triggers.

Open Space

- 60. Schedule 9 of the Section 106 agreement deals with the provision of Informal Recreation Areas.
- 61. Paragraph 1.1 is to be deleted in its entirety and replaced with a new paragraph that is to include a trigger of prior to occupation of the tenth (10) dwelling and a deemed approval clause in the event that the District Council fails to respond to the owner's submission within 20 working days of the date of the Deed of Variation.
- 62. References to the Parish Council in paragraphs 1.4, 1.6, 1.8, 1.9, 1.10, 1.11 and 1.12 are to be deleted. Paragraphs 1.11(c), 1.13, 1.14, 1.16, 1.17 and 1.19 shall be deleted in their entirety. Paragraph 1.18 will be deleted in its entirety and replaced with a new paragraph 1.18 as set out in the Deed of Variation.
- 63. Barrington Parish Council have confirmed with Redrow that they will not be seeking to take on the open space referred to in the relevant paragraphs of the Section 106 and therefore Redrow have sought modification in this regard.
- 64. Relevant provisions to the District Council and the protection of a management company remain in place to an extent that is acceptable for the purposes of the schedule with reference to 'Dwelling Owner' inserted as part of new paragraph 1.18.

Other Matters

- 65. A new plan is to be substituted in place of existing Plan 3 on request from Cemex, representing a minor change that better reflects the situation on the ground and the location of their access track.

66. The Deed of Variation contains a range of updates to the 'definitions' section of the agreement as relevant and related to the proposed modifications, including for example a new definition for early years contribution with payment triggers being the same as the education contribution.
67. A new clause pursuant to potential future Section 73 applications is to be inserted to allow an easier transfer of relevant obligations to any potential future permissions.
68. Several paragraphs are to be deleted and replaced as relevant and related to the proposed modifications and other agreed changed.

Conclusion

69. Officers are satisfied that the proposed modifications within the Deed of Variation are appropriate, with the necessary justification available as to why contributions and / or triggers are being revised. All other changes are deemed appropriate and adequate protection remains in place against all relevant aspects and requirements of the agreement.

Recommendation

70. Officers therefore recommend that the Planning Committee provides officers with delegated powers to complete the Deed of Variation and approve the application.

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.

- Planning File References: 21/02265/FUL, 21/04524/S73, S/3485/18/RM, 20/02528/S73, S/0057/17/VC and S/2365/14/OL

Appendices

- Appendix 1: Planning Committee Decisions (June 2015)
- Appendix 2: Original Section 106 Agreement

Report Author:

Michael Sexton – Principal Planner
Telephone: 07704 018467

PLANNING COMMITTEE

WEDNESDAY, 3 JUNE 2015

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 3 June 2015. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Ian Senior, 03450 450 500 democratic.services@scambs.gov.uk.

1. HAUXTON: PROPOSED DIVERSION OF PUBLIC FOOTPATH NO. 1 UNDER SECTION 257 OF THE TOWN AND COUNTRY PLANNING ACT 1990

The Committee agreed that

1. South Cambridgeshire District Council, as Local Planning Authority, should indicate to Cambridgeshire County Council that the Order should be made;
2. an Order be made, under Section 257 of the Town and Country Planning Act 1990, to divert part of the Public Footpath No.1 Hauxton, as requested by the applicant; and
3. the final route be inspected by Cambridgeshire County Council as Local Highways Authority and certified as satisfactory before the Order comes into effect.

2. S/2365/14/OL - BARRINGTON (FORMER CEMEX CEMENT WORKS, BARRINGTON CEMENT PLANT, HASLINGFIELD ROAD)

The Committee gave officers delegated powers to approve the application, subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing

- The building of three new classrooms at Barrington Primary School - £1,010,520
- Provision of pedestrian cycle links and improvements to Foxton Station, Traffic Management within Barrington Village, Bus Service and Infrastructure Improvements - £2,040,00
- New village hall and refurbishment of existing sports pavilion - £1,465,000
- Provision of new football pitch, two tennis courts, car park serving the
- recreation facilities, land for allotments - £292,000
- Healthcare contribution - £185,900
- Household waste receptacles - £17,136
- Public open space maintenance - £200,000
- Transfer of land to Barrington Parish Council

and to safeguarding Conditions, including those set out in the update report.

3. S/2791/14/OL - MELBOURN (LAND EAST OF NEW ROAD)

The Committee refused the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reasons for refusal as being that the proposal amounted to an unsustainable development in that it would

1. have an adverse visual impact on this part of the village and cumulatively create a hard urban edge to the village; and
 2. fail to deliver community cohesion through its demands on the local doctor's surgery and primary school for which there is no certainty that the additional capacity required can be met
4. **S/0070/15/FL - MELBOURN (40 MEDCALFE WAY)**
The Committee approved the application subject to the Conditions referred to in the report from the Planning and New Communities Director.
 5. **S/2625/14/FL - COTTENHAM (1 LAMBS LANE)**
The Committee approved the application subject to the Conditions referred to in the report from the Planning and New Communities Director.
 6. **S/0152/15/FL - GREAT SHELFORD (1 MINGLE LANE)**
The Committee approved the application subject to the Conditions referred to in the report from the Planning and New Communities Director.
 7. **S/0572/15/FL - GREAT SHELFORD (2 GRANHAMS ROAD)**
The Committee approved the application subject to the Conditions, as slightly amended, referred to in the report from the Planning and New Communities Director.
 8. **S/1013/15/FL - COTTENHAM (CAMBRIDGE WASTE MANAGEMENT PARK, WATERBEACH)**
The Committee gave officers delegated powers to approve the application subject to the receipt of outstanding comments from consultees, Conditions requested by them, and the Conditions set out in the report from the Planning and New Communities Director.
 9. **S/0619/15/FL - IMPINGTON (3 THE CRESCENT)**
The Committee refused the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reasons for refusal as being:
 1. The adverse impact on the character, amenity, tranquillity and function of the Protected Village Amenity Area contrary to Policy CH/6 of the South Cambridgeshire Local Development Framework 2007 and Policy NH/11 of the Proposed Local Plan; and
 2. The adverse impact on the spaciousness and open character of the area, and setting of the Grade II* Listed windmill.
 10. **S/0324/15/FL - LINTON (2 HIGH STREET) - WITHDRAWN FROM THE AGENDA**
The Committee noted that this item had been withdrawn from the agenda. It would instead be determined under officer delegation following the withdrawal of its objections by Linton Parish Council.
 11. **S/1888/14/OL - DRY DRAYTON (HACKERS FRUIT FARM)**
The Committee refused the application for the reasons set out in the report from the Planning and New Communities Director.
 12. **S/2829/14/FL - FOWLMERE (REAR OF LANACRE, CHRISHALL ROAD)**

The Committee approved the application subject to the Conditions set out in the report from the Planning and New Communities Director, and an extra Condition requiring a contaminated land survey.

13. PUBLIC SPEAKING PROTOCOL - REVIEW OF ARRANGEMENTS AT PLANNING COMMITTEE MEETINGS

The Planning Committee endorsed the draft protocol attached at Appendix A to the report from the Legal and Democratic Services Manager, reflecting the changes highlighted in paragraphs 8 and 9 of the report, and Appendix B (changes included).

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REPORT TO: Planning Committee

February 2022

LEAD OFFICER: Joint Director of Planning and Economic Development

Enforcement Report

Executive Summary

1. On 27th January 2022 there were 173 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.

Amendments are to be considered to be added to Appendix 1 - Enforcement Cases Received and Closed. The extra fields on the submitted document for October Planning Committee will include cases closed as not expedient and resolved. If Members would like others to be considered 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. A further meeting between Stephen

Kelly, Joint Director of Planning and Economic Development and local residents was held on 23rd August 2021.

Planning Enforcement have not been instructed to take any further action at this stage and this matter is ongoing.

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.

Planning application reference 21/03587/FUL has been submitted for the retention of two pieces of play equipment and the introduction of an acoustic fence along the southern boundary. Further action will be placed on hold pending outcome of the application.

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.

Smithy Fen, Cottenham, Cambridge, Cambridgeshire, CB24 8PT

This is a site with an extensive history of formal Notices being served, injunctions and prosecutions being carried out. Due to the complex nature of the site an outside company Ivy Legal have been tasked with reviewing the site history and providing a detailed report on recommended actions that can be considered by the Local Planning Authority.

The report is in the final draft stage and members will be updated as soon as it is complete. Internal discussions between all departments are currently ongoing with how best to move this matter forward with recommendations from the Enforcement Group to be provided within two months to Leadership Group.

A briefing Note has been forwarded to Stephen Kelly with details of requirements from key stakeholders and other interested parties with regards to the possibility of serving Planning Contravention Notices on all occupants with the assistance of Ivy Legal. Consideration to be given to the resourcing for this due to high numbers on site, consideration and support for those that are unable to read and write as well as any other considerations.

Ivy Legal have now formally been requested to advise on how they can assist in moving the project of serving approximately over 100 Planning Contravention Notices forward and swiftly.

Pathfinder Way, Northstowe, Cambridgeshire, CB24 1AA

A Temporary Stop Notice was served on 21/09/21 to cease piling. Evidence from residents is being collated and forwarded to Legal to commence a prosecution. All works have stopped in respect of piling. Enforcement are continually being updated by Planning Officers and will take further action if directed to do so.

Land At Haden Way, Willingham, Cambridge, Cambridgeshire, CB24 5HB

A Breach of Condition Notice was served on 23rd September 2021 with regards to piling on site. All works have ceased in relation to the piling. A meeting between members and residents took place on 7th October 2021 and a further meeting on 29th October 2021.

No requirement for further Enforcement action, though it will continued to be monitored.

Land To North And South Of Bartlow Road, Linton, Cambridgeshire

Development has commenced on site without pre commencement conditions being discharged. Awaiting further information from Planning Officers as to the taking of further action. Site is further complicated by awaiting an appeal decision from the Planning Inspectorate and this decision is crucial on advising any possible further action.

The Planning Inspector has discharged the surface water drainage scheme by Notice on 8th November 2021.

There are three conditions outstanding on the reserved matters application but the triggers are all above foundation level so there are no breaches at present. Two are on hand and pending, one need to be submitted following a refusal by the Council and by PINS.

Environment Agency are dealing with a matter concerning a pump discharging site water into the local river. Awaiting update from them presently. A chaser email was sent on 27th January 2022.

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: 27/01/22

Enforcement Cases Received and Closed

| Month – 2021 | Received | Closed | | | |
|---------------------------|----------|-----------|----------|---------------|----------------------|
| | | No Breach | Resolved | Not Expedient | Application Approved |
| December 2021 | 25 | 45 | 22 | 9 | 8 |
| November 2021 | 39 | 9 | 3 | 5 | 1 |
| October 2021 | 27 | 23 | 25 | 1 | 4 |
| | | | | | |
| September 2021 | 66 | 36 | 12 | 8 | 10 |
| August 2021 | 46 | 2 | 1 | 0 | 3 |
| July 2021 | 44 | 22 | 16 | 4 | 3 |
| | | | | | |
| 1 st Qtr. 2021 | 118 | | | 91 | |
| 2 nd Qtr. 2021 | 92 | | | 214 | |
| 3 rd Qtr. 2021 | 156 | 60 | 29 | 12 | 16 |
| 4 th Qtr. 2021 | 91 | 77 | 50 | 15 | 13 |
| | | | | | |
| 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 | |
| | | | | | |

Appendix 1

| | | |
|---------------------------------|------------|------------|
| 1st Qtr. 2018 | 161 | 148 |
| 2nd Qtr. 2018 | 156 | 167 |
| 3rd Qtr. 2018 | 176 | 160 |
| 4th Qtr. 2018 | 177 | 176 |
| | | |
| 1st Qtr. 2017 | 122 | 122 |
| 2nd Qtr. 2017 | 157 | 165 |
| 3rd Qtr. 2017 | 148 | 118 |
| 4th Qtr. 2017 | 175 | 158 |
| | | |
| 2021 - YTD | 352 | 422 |
| 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 |

Notices Served

1. Notices Served in December 2021

| Type of Notice | Period | Calendar Year to date |
|-------------------------------|---------------|-----------------------|
| | December 2021 | 2021 |
| Enforcement | 0 | 10 |
| Stop Notice | 0 | 0 |
| Temporary Stop Notice | 0 | 3 |
| Breach of Condition | 2 | 4 |
| S215 – Amenity Notice | 0 | 0 |
| Planning Contravention Notice | 0 | 8 |
| Injunctions | 0 | 0 |
| High Hedge Remedial Notice | 0 | 1 |

2. Details of Notices served in December 2021

| Ref. no. | Village | Address | Notice issued |
|-------------|----------|---|----------------------------|
| EN/00640/21 | Swavesey | Land South West of Fen Drayton Road Swavesey | Breach of Condition Notice |
| EN/00554/21 | Histon | Land to the rear of 83 Moorfield Road, Histon | Breach of Condition Notice |

Date: 27/01/22

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Report to: Planning Committee

9 February 2022

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 27 January 2022. 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

Appendix 4: Appeals Awaiting Decision from Inspectorate

Appendix 5: Appeals Pending Statement

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 |
|--------------|--|---|-----------|----------|-------------------|
| 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 | Dismissed | 5/1/2022 | Refused |
| S/3873/17/OL | Land At Mill Lane Sawston | Application for outline planning permission for a residential development of up to 40 dwellings with some matters reserved except for Access Appearance Layout and scale. | Dismissed | 6/1/2022 | Refused |
| S/1625/18/OL | Land At Mill Lane Sawston | Outline planning permission for residential development of up to 30 Dwellings with matters reserved apart from Access appearance layout and scale. | Dismissed | 6/1/2022 | Refused |

Appendix 1

| | | | | | |
|--------------|---|--|----------------|------------|--------------------|
| EN/00108/21 | Dogrose Barn Green Street Willingham | Without planning permission the unauthorised: (i) construction of extensions; (ii) alterations to roof and (iii) construction of an annexe building | Split decision | 12/1/2022 | Enforcement Notice |
| 20/03254/OUT | Land At And To The Rear Of 30 & 32 New Road Over | Outline planning with all matters reserved except for access for redevelopment of land for 44 residential units with public open space provision, landscaping, means of access and associated works following demolition of No's. 30 and 32 New Road, Over - Resubmission of S/1279/18/FL | Allowed | 14/1/2022 | Non-Determination |
| 20/02929/OUT | Land Between Haverhill Road And Hinton Way Stapleford | Outline planning for the development of land for a retirement care village in Use Class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and public access countryside park with all matters reserved except for access. | Allowed | 29/12/2021 | Refused |

Appeals Received

| Reference | Address | Details | Date Appeal lodged |
|---------------|---|---|--------------------|
| 21/01884/HFUL | 90 Bannold Road Waterbeach | Construction of a detached garage | 31/12/2021 |
| 21/04065/FUL | 40 Leeway Avenue Great Shelford | Erection of 2no dwellings following demolition of existing bungalow | 31/12/2021 |
| 21/01085/FUL | Land Adjacent To 74 Station Road Willingham | Erection of 2 detached passive 4 bedroom dwellings on land on the west side of Station Road, Willingham | 6/1/2022 |
| 21/03318/REM | 26 Wimpole Road Great Eversden | Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2399/19/OL (Outline planning permission with some matters reserved except for access for the demolition of a single dwelling & outbuildings and construction of two dwellings (S/3499/18/OL Previous App)) for plot 2 only | 13/1/2022 |
| S/3290/19/RM | Land East Of Teversham Road Fulbourn | Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/0202/17/OL for the development of 110 dwellings with areas of landscaping and public open space and associated infrastructure works The outline was screened and confirmed not too be EIA development | 26/1/2022 |

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Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- Local Inquiries

| Reference | Name | Address | Planning decision or Enforcement? | Date confirmed/ proposed |
|--------------|-----------------------------------|--------------------------------------|-----------------------------------|--------------------------|
| S/3290/19/RM | Castlefield International Limited | Land East Of Teversham Road Fulbourn | Planning Decision | TBC |

- Informal Hearings

| Reference | Name | Address | Planning decision or Enforcement? | Date confirmed/ proposed |
|--------------|---|---|-----------------------------------|--------------------------|
| S/4057/19/OL | Mr Andrew Adams, Axis Land Partnerships Ltd | Tanner And Hall Ltd Station Road Harston | Planning Decision | 22/2/2022 |
| 20/04431/FUL | Mrs Julie Brown | The Arches, Schole Road Willingham | Planning Decision | TBC |
| EN/00216/21 | Nelson Charles Arthur James O'Conner | Land To The North Of The Old Coal Yard Chesterton Fen Road Milton | Enforcement Notice | TBC |

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Appeals Awaiting Decision from Inspectorate

| Reference | Address | Description | Reason for appeal |
|---------------|---|--|-----------------------------------|
| 20/01499/OUT | Land North Of Westfield Westfield Willingham | Outline planning permission for 4 No. self build dwellings with all matters reserved except for access. | Against Refusal of Permission |
| 20/02565/HFUL | The White Horse 3 High Street West Wickham | Erection of new dwelling | Against Refusal of Permission |
| S/4057/19/OL | Tanner And Hall Ltd Station Road Harston | Outline planning permission for the demolition of existing buildings and provision of up to 16 dwellings up to 120sq.m of office accommodation access public open space and landscaping (including details of access and with all other matters reserved) | Against Refusal of Permission |
| S/0022/20/FL | Hill Trees Babraham Road Great Shelford | Change of use from public house car park to parking for car sales | Against Refusal of Permission |
| EN/00216/21 | Land To The North Of The Old Coal Yard Chesterton Fen Road Milton | Mobile homes sited on land without planning permission. | Appeal against enforcement notice |
| ENF/0214/18 | 22 Cambridge Road Foxton | Without planning permission: 1. The material change of use of the land hatched in blue on the attached plan to a coach depot including the parking and storage of coaches, and 2. The creation of an area of hardstanding for use as a coach depot on the land hatched in blue on the attached plan. | Appeal against enforcement notice |

Appendix 4

| | | | |
|----------------|--|---|-------------------------------|
| 20/05079/FUL | 17 Heydon Road Great Chishill | Erection of one and a half storey dwelling | Against Refusal of Permission |
| 20/04704/OUT | Land At St Peters Street Caxton | Outline planning for the erection of up to nine self build dwellings and associated garaging with some matters reserved except for access from Rosemary Greene Close. | Against Refusal of Permission |
| 21/01540/CLUED | Poplar Cottage Nosterfield End Shudy Camps | Certificate of lawfulness under Section 191 for an existing single storey rear extension | Against Refusal of Permission |

Appeals Pending Statement

| Reference | Address | Details | Date Statement due |
|-----------------|----------------------------------|--|--------------------|
| 20/03339/FUL | Land West Of 80 West Street Toft | Erection of a convenience food retail store with associated car parking | 22/2/2022 |
| 20/04987/FUL | 8 Parkway Shudy Camps | Erection of a dwelling with access off Carsey Hill | 23/2/2022 |
| 21/02979/PRI16A | Newmarket Road Stow Cum Quay | Prior approval for the installation of a 20.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works | 24/2/2022 |
| 20/04125/FUL | 86 Mill Lane Impington | Conversion and single storey extension of existing bungalow to two dwellings - Resubmission of S/1987/19/FL | 28/2/2022 |
| 21/01607/FUL | 59 Ermine Way Arrington | Erection of 1 No. eco dwellinghouse | 1/3/2022 |

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